



Palmerston Drive, Liverpool, L21

£33,000
Shared ownership

Tenure: Leasehold, **Bedrooms:** 2

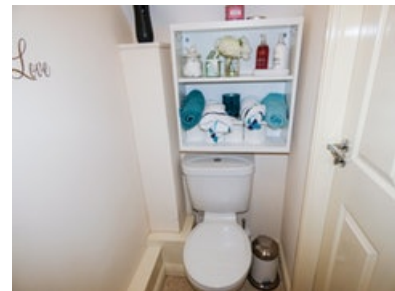
SHARED OWNERSHIP!! Perfect for a FIRST TIME BUYER!!

Key features:

- End terrace
- Two Bedrooms
- Downstairs W.C
- Modern Kitchen
- Modern Family Bathroom
- Landscaped Rear Garden

Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band A (£125.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Secure Gated Allocated Parking
- **Lease info:** 125 years remaining
Ground Rent: £238.00 per-month
Maintenance Company: onward homes

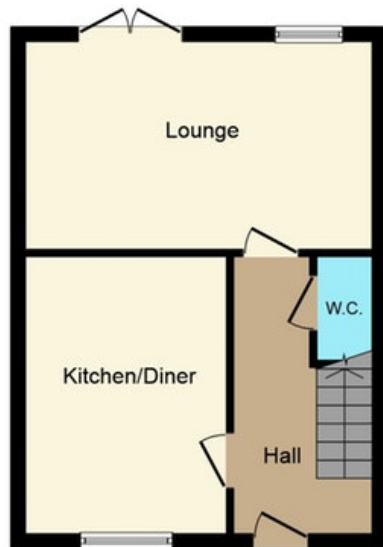


Housesimple are pleased to offer for sale this immaculate two bedroom End terraced house sold as a 25 percent share costing 33,000 the remaining share can be bought at an additional cost

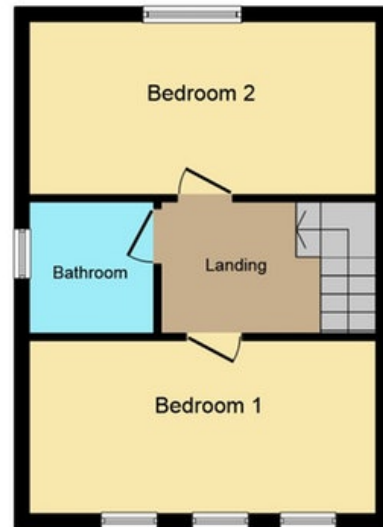
This is the perfect purchase for a first-time buyer wanting to get a foot on the property ladder. Immaculately presented with modern kitchen and modern bathroom as well as a stunning landscaped garden with an artificial lawn. The property is in a prime location with easy access to a range of shops and local amenities as well as a variety of local transport and motorway on the doorstep

viewings are highly recommended, nothing to do in house, had artificial grass put in

Floor plan:



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

64, Palmerston Drive, LIVERPOOL, L21 6NF

Dwelling type: End-terrace house	Reference number: 0896-3876-6441-9822-3671
Date of assessment: 26 April 2012	Type of assessment: SAP, new dwelling
Date of certificate: 26 April 2012	Total floor area: 77 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:
£ 996

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	Not applicable
Heating	£ 675 over 3 years	£ 675 over 3 years	
Hot Water	£ 159 over 3 years	£ 159 over 3 years	
Totals	£ 996	£ 996	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
84	94

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band G (rating 0).

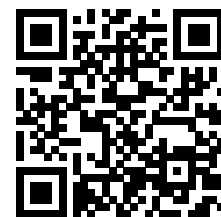
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 657

MISREPRESENTATION ACT, 1967.

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