



Endbutt Lane, Liverpool, L23

£125,000

None

Tenure: Leasehold, **Bedrooms:** 2

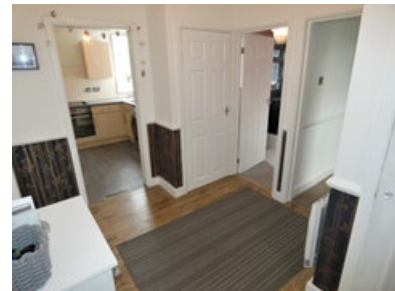
HouseSimple is pleased to present this property in Liverpool. Located opposite Sacred Heart Catholic College as well as being near to a range of other well-regarded schools, businesses and local amenities. Set back from the road on a quiet residential development with no through-traffic, you can find

Key features:

- First Floor Apartment!
- Recently Renovated Bathroom!
- Single Garage & Allocated Space!
- Two Double Bedrooms!
- Off-Road Location!
- A MUST VIEW!

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£1516.57 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Single Garage and Driveway
- **Lease info:** 956 years remaining
Ground Rent: £100.00 per-month
Maintenance: £500.00 per-year



HouseSimple is pleased to present this property in Liverpool. Located near to a range of well-regarded schools, businesses and local amenities. Set back from the road on a quiet residential development with no through-traffic, you can find this well presented, two bedroom, first floor apartment. Enter the building via secure intercom entry into the shared corridor. Stairs rise to the first floor where the property can be accessed. Enter into a spacious and welcoming reception hallway, with laminate flooring throughout, and boasting a generous integrated storage cupboard, and cloak cupboard. To the front of the apartment is the lounge, with laminate flooring, as well as an idyllic bay window, which floods the room with natural light and benefits from a bay window seat. The kitchen comprises a range of modern fitted kitchen units, with an integrated oven and four ring induction hob, as well as a corner window. There are two decorated double bedrooms, the master of which benefits from a fully integrated double-opening wardrobe. Finally there is a modern and stylish three-piece family shower room, which is fully tiled, and boasts a large walk-in shower enclosure. This property comes complete with an allocated parking space and separate garage, CCTV, a new boiler, heating with climate control app. Ideal for first-time buyers, investors, or young professionals. Don't miss out, book your viewing online today.

Ground Rent: £100 per month

Maintenance Cost: £500 annually

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Flat 7 Brookside Court
Endbutt Lane
LIVERPOOL
L23 0TT

Dwelling type: Top-floor flat
Date of assessment: 10 November 2011
Date of certificate: 11 November 2011
Reference number: 9392-2830-6093-9299-6865
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	63
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	36
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	616 kWh/m ² per year	549 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	5.3 tonnes per year
Lighting	£67 per year	£34 per year
Heating	£594 per year	£519 per year
Hot water	£236 per year	£101 per year

You could save up to £244 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

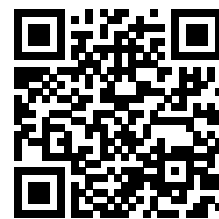
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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