



Roughwood Drive, Liverpool, L33

£40,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 2

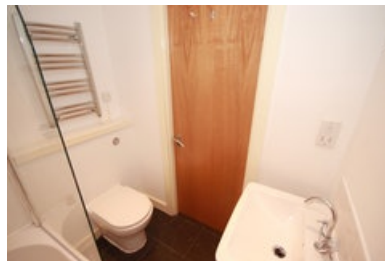
Superb affordable apartment living! This refurbished two double bed roomed apartment in Liverpool is an ideal first time buyer or investor property. Located in the popular development of Beech Rise near Kirkby town centre. The property benefits from secure parking and entry system to both the

Key features:

- Porter/Security
- secure car parking
- two double bedrooms
- open plan kitchen/living area
- Modern kitchen
- Modern bathroom
- refurbished building
- bathtub
- large balcony

Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band A (£1212.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 150 years remaining
- **Ground Rent:** £1920.00 per-annum
- **Maintenance:** £150.00 per-year
- **Maintenance Company:** Regent Property Management Ltd



Superb affordable apartment living! This refurbished two double bed roomed apartment in Liverpool is an ideal first time buyer or investor property.

Located in the popular development of Beech Rise near Kirkby town centre. The property benefits from secure parking and entry system to both the car park and the apartment block.

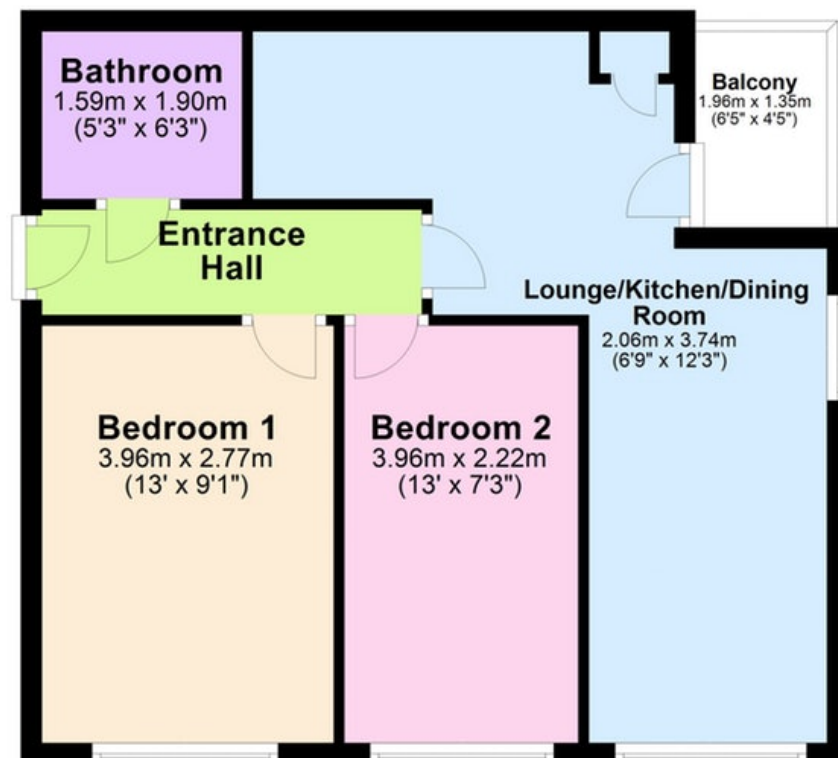
The property consists of an open plan kitchen/living area offering superb views over Merseyside and Lancashire. The kitchen has modern units and worktops. There is also a large balcony with decking area. There are two good sized double bedrooms and a family bathroom with modern suite.

The property is located within walking distance of Kirkby town centre with road and rail links to Liverpool and surrounding areas.

Early viewing is recommended to fully appreciate all the features this property has to offer.

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

Apartment 67 Beech Rise, Roughwood Drive, LIVERPOOL, L33 8WY

Dwelling type: Mid-floor flat	Reference number: 0348-9964-6202-6011-8934
Date of assessment: 04 December 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 December 2019	Total floor area: 60 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 2,178
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	Not applicable
Heating	£ 828 over 3 years	£ 828 over 3 years	
Hot Water	£ 1,158 over 3 years	£ 1,158 over 3 years	
Totals	£ 2,178	£ 2,178	

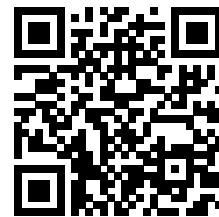
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="border-bottom: 1px solid black; padding: 5px;">Current</th> <th style="border-bottom: 1px solid black; padding: 5px;">Potential</th> </tr> <tr> <td style="padding: 5px;">68</td> <td style="padding: 5px;">68</td> </tr> </table>	Current	Potential	68	68	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 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.</p>
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MISREPRESENTATION ACT, 1967.

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