



Cambridge Road, Bootle, L20

£40,000

Shared ownership

Tenure: Leasehold, **Bedrooms:** 3

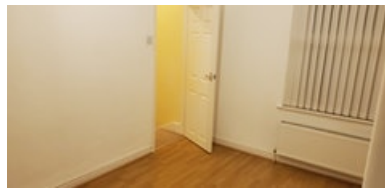
PRICED AT £40,000 FOR 50% SHARE This charming property is located in Bootle, with excellent link to Liverpool City Centre. There are a vast array of amenities nearby including takeaway restaurants, shops and local schools. In brief, the property contains on the ground floor:

Key features:

- Three bedrooms
- Modern decor
- Spacious Lounge
- Excellent local amenities
- Shared Ownership
- Close to Liverpool City Centre

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band A (£1296.27 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 114 years remaining



****PRICED AT £40,000 FOR A 50% SHARE****

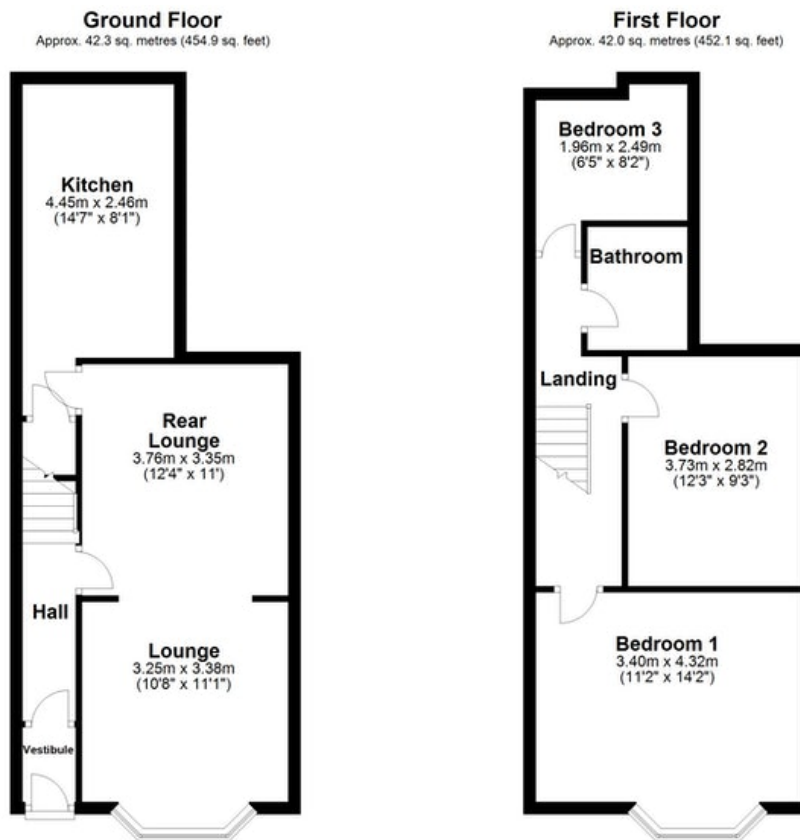
This charming property is located in Bootle, with excellent link to Liverpool City Centre. There are a vast array of amenities nearby including takeaway restaurants, shops and local schools.

In brief, the property contains on the ground floor: entrance hall, two spacious open plan reception rooms and modern kitchen. On the first floor, there are three bedrooms (two double, one single) and a modern bathroom.

The entire property is tastefully decorated and the current vendor is interested in potentially including some furniture with a sale (to be negotiated).

The vendor owns a 50% share of this property and additionally pays a rent - there is potential to purchase up to 100% if the Housing Association, Plus Dane, are approached with a suitable offer for the remaining 50%.

Floor plan:



Total area: approx. 84.3 sq. metres (907.0 sq. feet)

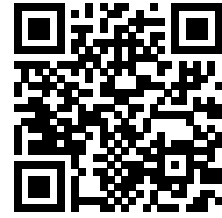
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	63
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	82
(69 to 80) C	
(55 to 68) D	60
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	EU Directive 2002/91/EC

MISREPRESENTATION ACT, 1967.

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