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SuttonKersh

95 Salisbury Street, Liverpool, Merseyside, L3 8BT



£119,995

* GROUND/FIRST FLOOR DUPLEX APARTMENT

* LOUNGE

* CLOAKROOM/W.C.

* DOUBLE GLAZING

* SECURE COMMUNAL PARKING

* TWO DOUBLE BEDROOMS

* KITCHEN

* BATHROOM

* GAS CENTRAL HEATING

* TIMBER DECKED PATIO AREA



LOCATION A recently constructed duplex apartment built by Aldbury Quality Homes to the highest standard under the BRE Eco Homes scheme. The property provides a secure energy efficient family accommodation and would provide an excellent first home. There is a timber decked terrace at the rear opening on to a communal courtyard and there is secure communal parking available. This three storey house provides excellent family accommodation and an early inspection is well recommended.

GROUND FLOOR

KITCHEN 15' 4" x 12' 7" (4.7m x 3.86m) Fitted with an attractive range of modern units, integral oven and hob with extractor hood above, stainless steel inset sink with mixer tap, central heating radiator, gas central heating boiler, feature timber flooring.

CLOAKROOM With white suite comprising low level w.c., vanity wash hand basin.

OPEN TO:-

LOUNGE 14' 6" x 11' 7" (4.42m x 3.55m) With central heating radiator, feature timber flooring, double glazed door to timber decked terrace, open to a communal courtyard.

FIRST FLOOR

BEDROOM 1 15' 9" x 9' 4" (4.82m x 2.87m) With central heating radiator.

BEDROOM 2 14' 5" x 10' 1" (4.41m x 3.09m) With central heating radiator, double glazed door to balcony rail.

BATHROOM With white suite comprising low level w.c., pedestal wash hand basin and twin grip panelled bath with mixer tap and shower attachment, central heating radiator.

OUTSIDE There is a timber decked terrace open to a communal courtyard at the rear and secure communal car parking.

SERVICE CHARGE £560.86 until 30th June 2010.

TENURE Leasehold for 125 years from 1st January 2007.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

Structural Alterations

Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

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