



**GREAT LOCATION**

**DOUBLE GLAZING**

**LEASEHOLD**

**GROUND FLOOR**

**E7 HEATING SYSTEM**

**NEW PHOTOS & VIDEO COMING SOON**



**Upper Parliament Street**  
L8 7LL

**Offers in the Region**  
**Of £89,950**

## ENTRANCE

From the ground floor communal corridor, enter through your front door into the entrance hallway with laminate flooring, E7 heater, storage cupboard and doors to living room, bedroom and bathroom.

## OPEN PLAN LIVING & KITCHEN

From the entrance hallway through interior door to open plan living room and kitchen. Spacious with seating and dining zones. 2 double glazed windows, E7 wall mounted heating, laminate flooring and central ceiling light fittings. Kitchen with wall and base units and stainless steel sink and drainer.

## DOUBLE BEDROOM

Double glazed window, laminate floor, central ceiling light, E7 wall fixed heating.

## BATHROOM

White suite comprising toilet, pedestal sink and bath with shower over. Partly tiled walls.

## ADDITIONAL INFORMATION

Service Charge £130pm



GROUND FLOOR



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This fab flat could be your City pad or investment property with an 8% yield - it's ideally located just a short walk from the thriving Baltic Triangle area, Liverpool Womens Hospital, historic waterfront and iconic Liverpool City Centre and Mersey Tunnels. You have the best of all worlds right there on your doorstep. The one bedroom apartment is set on the ground floor and is completely self-contained comprising entrance hallway with storage, large open plan living and kitchen (good to note that the lounge is spacious enough for separate sitting and dining zones), double bedroom and bathroom. Council Tax Band A. Offered for sale with no onward chain and competitively priced for a quick sale (property is currently Tenanted; new photos and video coming soon). Get in touch with us today - call, website or text PARLY to 07961 720 106 for a call back.

# Energy Performance Certificate

Apartment 2, 150, Upper Parliament Street, LIVERPOOL, L8 7LL

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 11 April 2019  
**Date of certificate:** 11 April 2019

**Reference number:** 8341-6224-5650-6799-2996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 43 m<sup>2</sup>

## Use this document to:

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

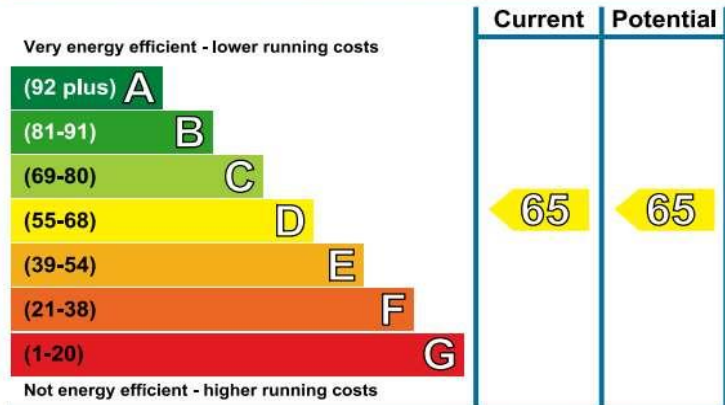
**Estimated energy costs of dwelling for 3 years: £ 1,893**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	Not applicable
Heating	£ 999 over 3 years	£ 999 over 3 years	
Hot Water	£ 780 over 3 years	£ 780 over 3 years	
<b>Totals</b>	<b>£ 1,893</b>	<b>£ 1,893</b>	

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



The graph shows the current energy efficiency of your home.

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

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.