



**INVESTMENT OPPORTUNITY**

**NO FORWARD CHAIN**

**SECOND FLOOR WITH LIFT**

**JULIETTE BALCONY IN LIVING ROOM**

**CLOSE TO THE ROYAL LIVERPOOL  
HOSPITAL & UNIVERSITIES**

**WALKING DISTANCE TO LIME STREET  
STATION**



**Norton Street  
L3 8QA**

**Offers in Excess of  
£68,000**

### LIVING ROOM

Laminate flooring. Neutral painted walls. Open plan with Kitchen. Juliette balcony doors.

### KITCHEN

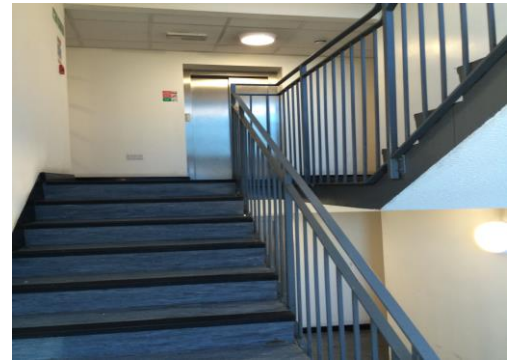
Fitted kitchen units with integrated oven, fridge/freezer and washing machine. Partly tiled walls.

### SHOWER ROOM

Shower Room with corner shower, toilet and sink. Vinyl flooring. Partly tiled walls.

### LEASE DETAILS

Annual Service Charge £1476.36. 100 year lease from 2001.



FLOOR NAME  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 SQ.FT. (55.9 SQ.M.) APPROX.  
Whilst every attempt has been made to make this accurate, all the figures contained here, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any error or omission in any statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The plan is not to scale and is not intended to be used as a legal document.  
Made with Metron 12/20

**\*\* Investment Opportunity \*\*** This is a one bedroom, second floor apartment with a successful rental history, in a well maintained city centre building just off London Road in the vibrant and eclectic Fabric District. Inside the self contained property you will find entrance with storage cupboard housing the water heater, bathroom with white suite, double bedroom and open plan living / kitchen. This apartment is located close to the Royal Liverpool Hospital, both Universities and Lime Street Station, is currently Tenanted and achieves at 9% yield. Check out our video on [homelets.co.uk](http://homelets.co.uk) and get in touch asap to arrange your in person viewing.

# Energy Performance Certificate

Flat 10, 8, Norton Street, LIVERPOOL, L3 8QA

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 23 March 2020  
**Date of certificate:** 23 March 2020

**Reference number:** 2878-0030-6217-6680-4270  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 34 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:**

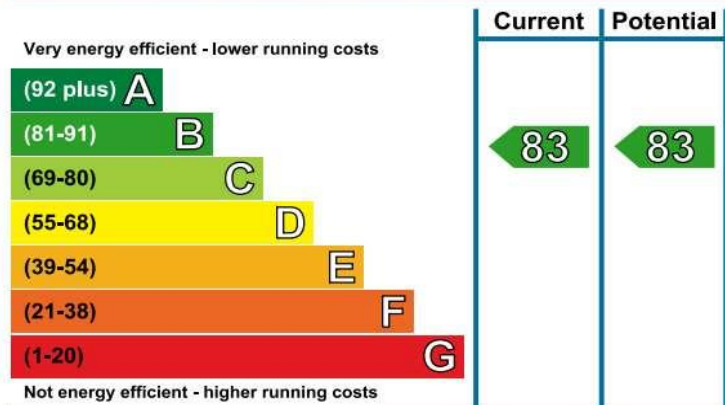
**£ 852**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	Not applicable
Heating	£ 234 over 3 years	£ 234 over 3 years	
Hot Water	£ 522 over 3 years	£ 522 over 3 years	
<b>Totals</b>	<b>£ 852</b>	<b>£ 852</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.