



MOOR COURT

Grosvenor Waterford
ESTATE AGENTS LIMITED

Moor Court, Fazakerley, Liverpool, L10 0AS



****ATTENTION INVESTORS, DOWNSIZERS & FIRST TIME BUYERS**** Grosvenor Waterford are pleased to offer this well laid out 2nd floor, studio apartment in Moor Court, Fazakerley, ideally located for motorway and transport links, and all local amenities. The property is offered for sale with no chain and comprises of entrance hall, studio lounge/bedroom, kitchen and bathroom and benefits from uPVC double glazing and gas central heating. Outside there is secure parking at the rear and communal gardens

£65,000



Communal Entrance



having secure intercom entry system, stairs to all floors, second floor landing

Hall



main entrance door, built in cupboard, intercom phone, doors to all rooms

Living Room / Bedroom 12'9" (max) x 16'9" (max) (3.89m (max) x 5.12m (max))



uPVC double glazed window to front aspect, two radiators, two storage cupboards, new carpet

Kitchen 8'11" (max) x 9'1" (2.73m (max) x 2.79m)



fitted kitchen with range of base cabinets with complementary worktops, inset sink unit, cooker, plumbing for washing machine, space for under counter fridge and freezer, tiled splashbacks, radiator, built in cupboard, uPVC double glazed window to front aspect

Bathroom 5'6" x 6'1" (1.68m x 1.87m)



panelled bath with electric shower over, low level w.c., pedestal sink, radiator, tiled floor and walls, uPVC double glazed window to side aspect

Outside



Communal Gardens & Parking



lawn, shrub and flower beds, secure parking to rear

Additional Information

Tenure : Leasehold
Council Tax Band : A
Local Authority : Knowsley

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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