



## 25 Allinsons Court Rimmer Close, Liverpool, Merseyside L21 8LP Offers In Excess Of £50,000

Berkeley Shaw are pleased to present this 2 bedroom first floor apartment located in a popular residential area of Litherland.

This is a 50% shared ownership property. Shared ownership allows you to buy a share of the property and rent the remaining share from the housing company, rent is currently at £190 per month.

The accommodation is bright and spacious apartment comprising of a communal entrance, hall, lounge / dining area, kitchen, two bedrooms and bathroom. There are communal gardens communal gardens and parking.

Please contact the office on 0151 924 6000 to arrange your viewing.





## Hall

Laminate floor, radiator, storage cupboard

## Lounge

9'10" x 13'1" (3 x 4)

UPVC double glazed windows x 2, electric fire with surround, intercom, radiator x 2, laminate floor.

Open to

## Dining Area

9'2" x 5'10" (2.8 x 1.8)

## Kitchen

8'6" x 6'10" (2.6 x 2.1)

Range of wall and base units, gas cooker and extractor fan, stainless steel sink, plumbing for washer / dryer, space for fridge freezer, part tiled walls

## Bedroom One

10'5" x 12'1" (3.2 x 3.7)

UPVC double glazed doors to Juliet balcony, radiator, laminate floor

## Bedroom Two


10'9" x 11'1" (3.3 x 3.4)

UPVC double glazed window, radiator

## Bathroom

7'2" x 6'2" (2.2 x 1.9)

Low level WC, pedestal sink, bath with shower overhead, storage cupboard

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
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