



## 1 Adelaide Terrace, Liverpool, L22 8QD

### Offers Over £130,000

Are you looking for an ideal investment opportunity just a stones throw from Crosby Coastal Park?

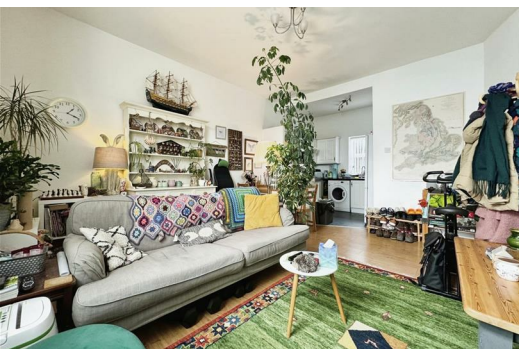
Berkeley Shaw Real Estate is delighted to bring to the sales market this two bedroom ground floor apartment situated on Adelaide terrace L22. The property is ideally positioned for easy access to the vast array of amenities available in the surrounding area. South Road is just a short walk away and offers a wide range of shops, restaurants, bars & cafes. The area also benefits from a strong transport infrastructure via both road and rail adding to the desirability for commuters.

The apartment is currently let until October 2024 at £655pcm. There is fantastic potential for further growth with the current rents as the tenants have been in situ for a while. The apartment will be available for vacant possession after this point.

Situated in a grade II listed building with private access to the apartment, the accommodation briefly comprises; entrance hall, two bedrooms, three-piece bathroom and a fantastic open plan kitchen/diner/living area. Further benefits to the apartment include double glazing, gas central heating and an air ventilation system.

Viewing is essential!

Leasehold: 978 years (correct as of March 2024) Ground Rent £50 per annum Service charge: £1450 per annum



## Entrance hall

Laminate floor, radiator & intercom system.

## Bedroom 1

Double glazed window, radiator & storage housing combi boiler.

## Bedroom 2

Double glazed window & radiator.

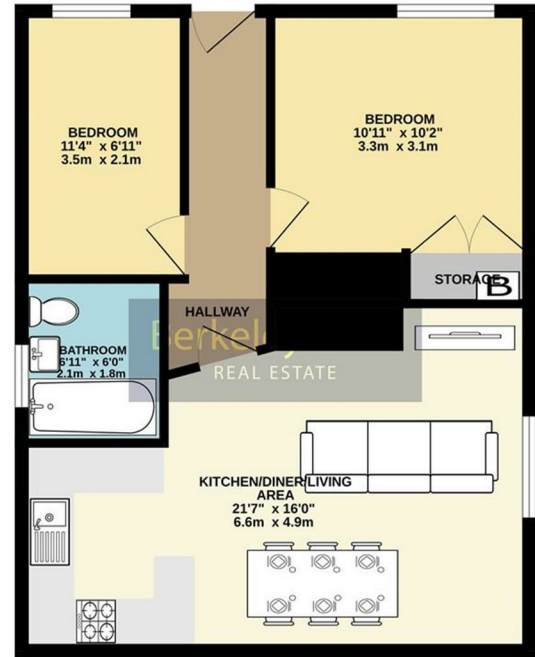
## Kitchen diner/living area

Open plan space with laminate flooring, 2 x double glazed windows, radiator, range of wall & base units, stainless steel sink with mixer tap & drainer, gas hob, oven, extractor hood & space for washing machine.

## Bathroom

Double glazed windows, radiator, basin, WC, tiled walls & bath with shower.

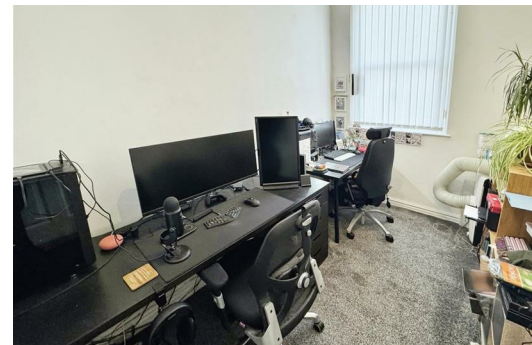
GROUND FLOOR



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	
		75	79

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021



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