# BerkeleyShaw REAL ESTATE



# Flat 6, 1 Adelaide Terrace, Liverpool, L22 8QD

Offers Over £150,000

 $Searching \ for \ a \ spacious \ two-bedroom \ apartment \ which \ is \ walking \ distance \ from \ Waterloo \ Train \ Station \ \& \ Crosby \ Beach?$ 

Berkeley Shaw Real Estate is the appointed agent for this fantastic second floor, two-bedroom apartment, situated in this Grade II listed converted property. The apartment occupies a fantastic position for easy access to a wide array of amenities. South Road is just a short walk away and offers a variety of shops, restaurants, cafes & bars. The area also boasts a strong transport infrastructure via both road and rail, adding to the desirability for commuters. Situated across the road from the apartment is Crosby Coastal Park, giving buyers the opportunity to enjoy one of the region's premier recreational spots.

Accessed via the communal hallway, with stair access, the accommodation briefly comprises; bright and airy entrance hall with two double glazed sash windows, spacious open plan kitchen/living area with breakfast bar and fantastic views across to Marine Lake & The River Mersey. Completing the layout is two double bedrooms and a modern three-piece bathroom.

Further benefits to the apartment include double glazing, gas central heating and no onward chain. The building has just undergone significant renovation externally, giving buyers significant piece of mind.

Whether you are a first-time buyer looking to take your first steps onto the property ladder, an investor looking for a fantastic buy to let opportunity or a downsizer, this fantastic apartment could the property or you! Get in touch straight away to arrange a viewing!

977 years remaining on lease Service charge £125 pcm







# Communal hallway

Stairs leading to apartment.

#### **Entrance hall**

Intercom & 2 x double glazed sash windows.

### KItchen/living area

2 x double glazed sash windows, radiator, range of wall & base units, stainless steel sink with drainer, gas burning hob, electric oven, extractor hood, breakfast bar, space for washing machine & laminate floor.

### Bedroom 1

2 x double glazed sash windows, radiator & cupboard housing combi boiler.

#### Bedroom 2

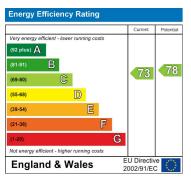
Double glazed window & radiator.

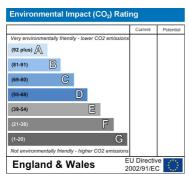
#### **Bathroom**

WC, basin, radiator, part tiled wall, bath with shower attachment & glass screen.

## **Externally**

Secure allocated parking to the rear of the property.







Whists every aftering has been made to ensure the accuracy of the thoopian contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is laken for any enroomission or mis-statement. This plan is for Bustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.











