



## 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?

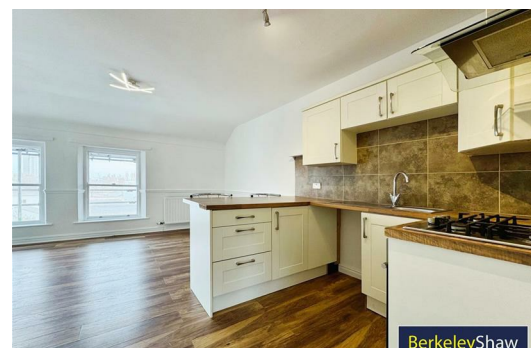
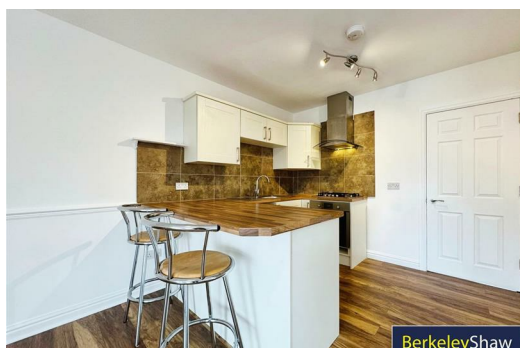
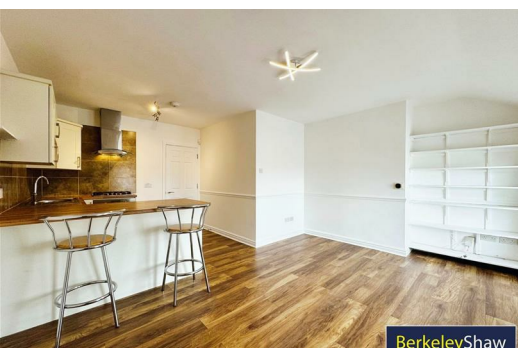
Berkeley Shaw Real Estate is the appointed agent for this fantastic second floor, two-bedroom apartment, situated in this Grade II listed converted property. The apartment occupies a fantastic position for easy access to a wide array of amenities. South Road is just a short walk away and offers a variety 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 be the property for 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.

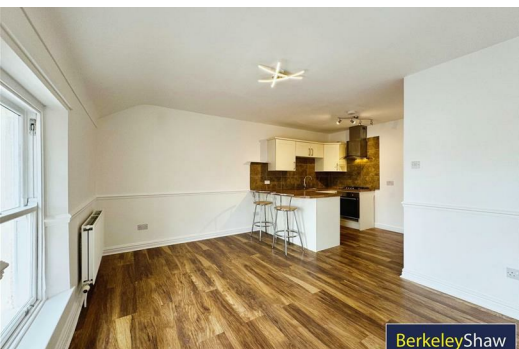
SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Measure Q2024

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		
	73	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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