



## 19 Derby Lane, Liverpool, L13 6QA

**Asking price £126,000**

\*\*\*Great investment opportunity\*\*\*

CityRise is delighted to present this stunning 1-bedroom apartment, situated just a 20 minute drive from Liverpool City Centre. It is a spacious and bright residence with a modern, open-plan design that is perfect for contemporary living.

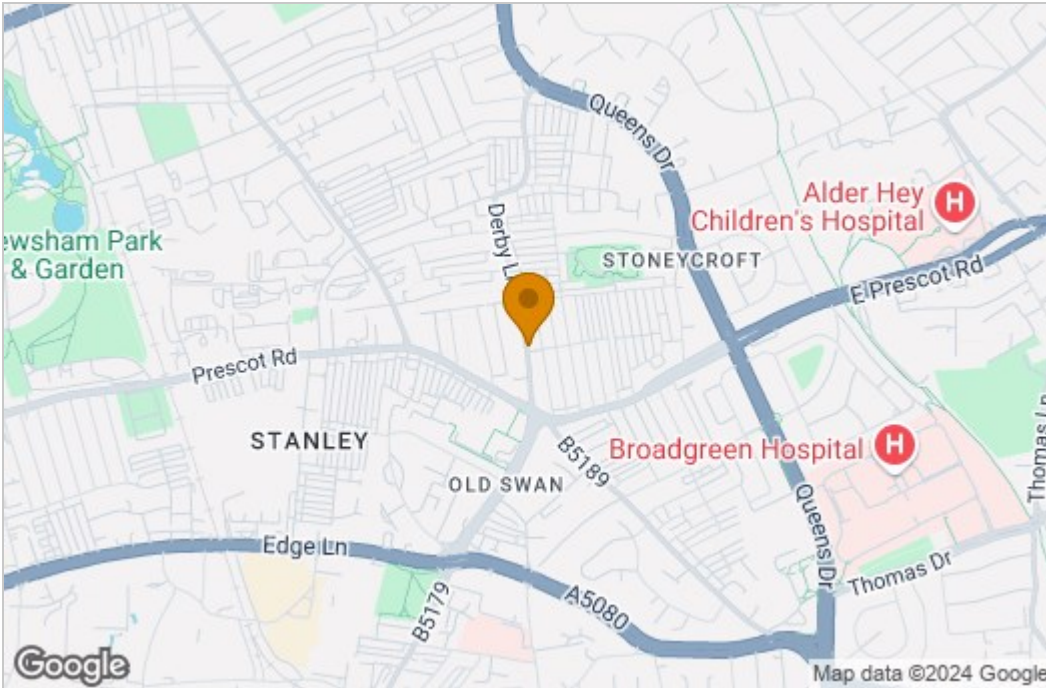
The apartment features a well-proportioned bedroom, open-plan lounge and kitchen diner creating a great social space that is perfect for entertaining guests or relaxing with loved ones and a modern bathroom. With the high student population and the desirable and convenient location in mind, this property will undoubtedly benefit from high rental demand.

Along with being a major buy to let hotspot in the UK, thanks to high yields and significant growth, Liverpool is also widely acknowledged as a top business city. Liverpool regularly attracts herds of professionals and graduates who wish to take advantage of the many opportunities on offer. This has ultimately led to increased demand for rental properties from young professionals and graduates who want to live near their workplace.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.