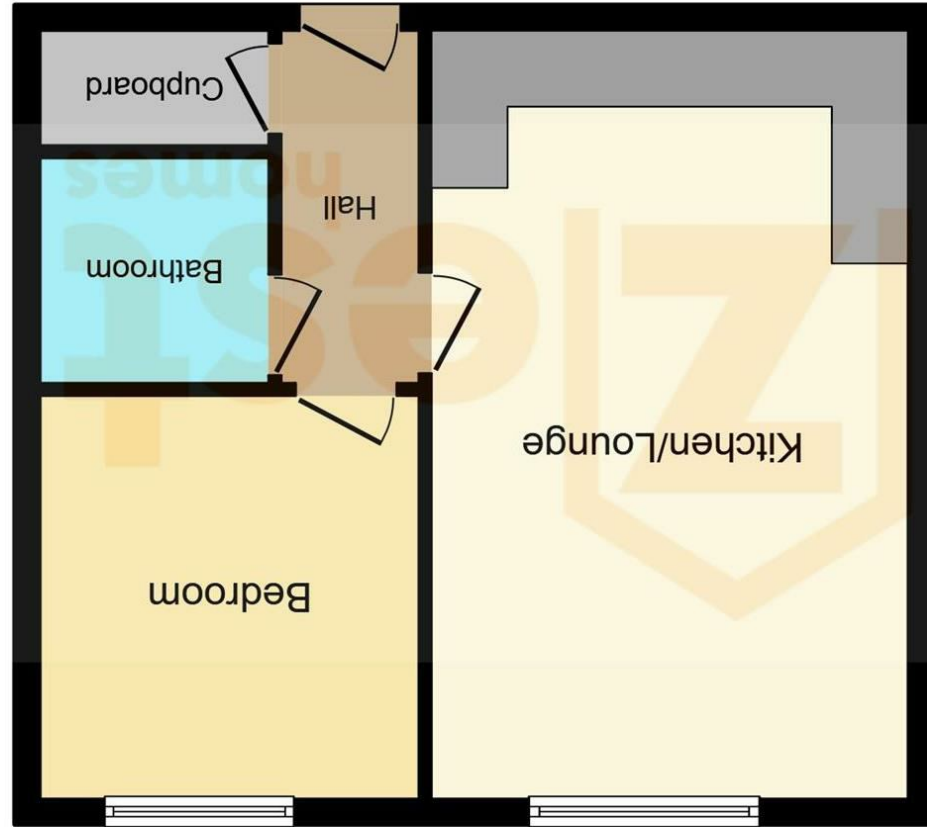


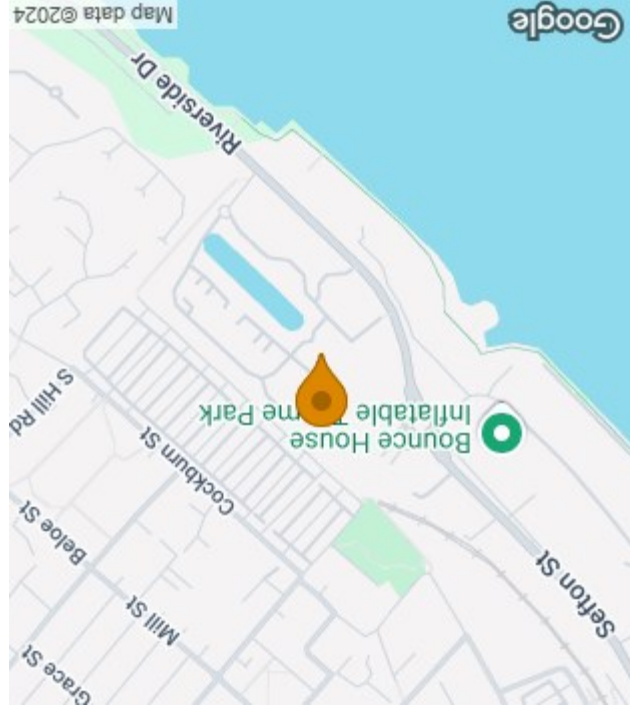
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Floor Plan**

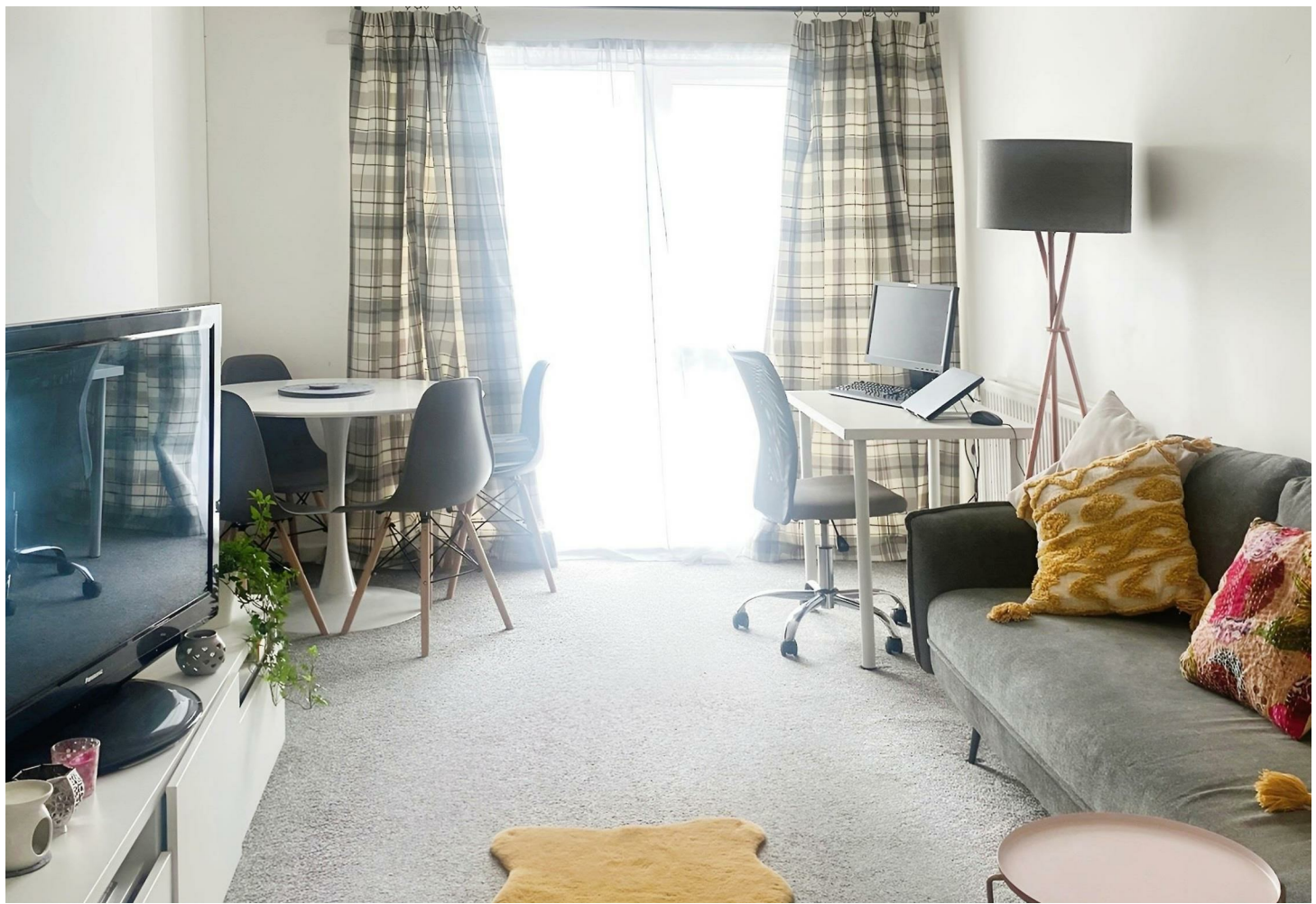
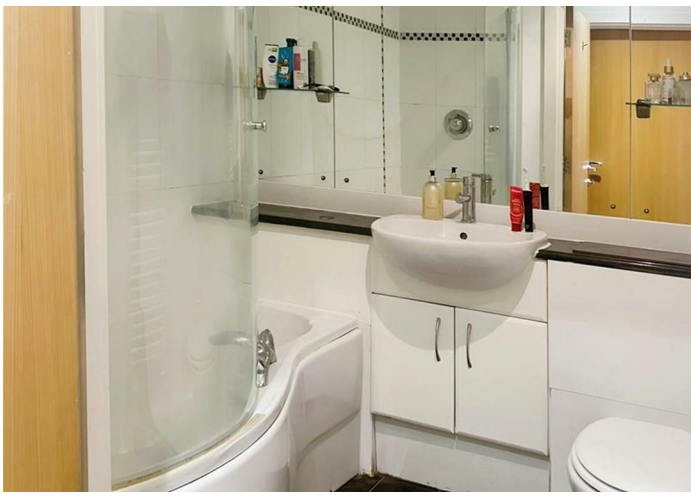


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Potential	80
Current	79

**Energy Efficiency Rating**



**1 Adler Way, Liverpool, L3 4FX**  
**£119,995**



## 1 Adler Way, Liverpool, L3 4FX £119,995

Welcome to City Quay, an exclusive waterfront development situated on Adler Way in the vibrant city of Liverpool. This premier residential community offers a unique blend of modern living, stunning waterside views, and convenient access to the city's bustling amenities. Perfect for professionals, families, and investors, City Quay provides an unparalleled living experience in one of Liverpool's most desirable locations.

This one-bedroom ground-floor apartment is located within this stunning building, which has a lift operating throughout and secure gated parking.

The property is currently let out on an AST with a great tenant who would like to remain.

Property Information:  
Leasehold  
Lease Term: 976  
Service Charge: £1015.79 per annum  
Ground Rent: £300 per annum

### Description

Property Information:  
Tenure: Leasehold  
Lease Term:  
Lease remaining: 976 years  
Full lease term: 999 years from 27 July 2001

Service Charge: £1015.79 per annum - April 2024 to March 2025  
Ground Rent: £300 per annum  
Current Rental PCM: £600 tenant currently we believe, is on an SPT AST  
Council Tax Band: B

### Situation

City Quay on Adler Way offers a sophisticated and modern waterfront living experience in Liverpool. With its stunning views, high-quality apartments, and exceptional amenities, it provides a perfect blend of luxury and convenience. Whether you're looking for a new home or a sound investment, City Quay is the ideal choice.

