



**Adler Way
Liverpool
Merseyside
L3 4FX**

Offers in Excess of £142,000

bettermove

Adler Way Liverpool

Bettermove are proud to present this 1 bedroom flat in the sought after residential area of Liverpool available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

This is a leasehold property with 976 Years Remaining; there is no ground rent and the service charge is £1,000 per annum.

The interior of this well presented property comprises a spacious and open plan living room and fitted kitchen, one double bedroom and bathroom situated on the second floor of the building. The exterior boasts a well maintained communal garden, perfect for enjoying the summer months.

Located in the popular residential area of Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants and festival garden. Excellent transport connections can be found from Brunswick Train Station and many local bus routes.

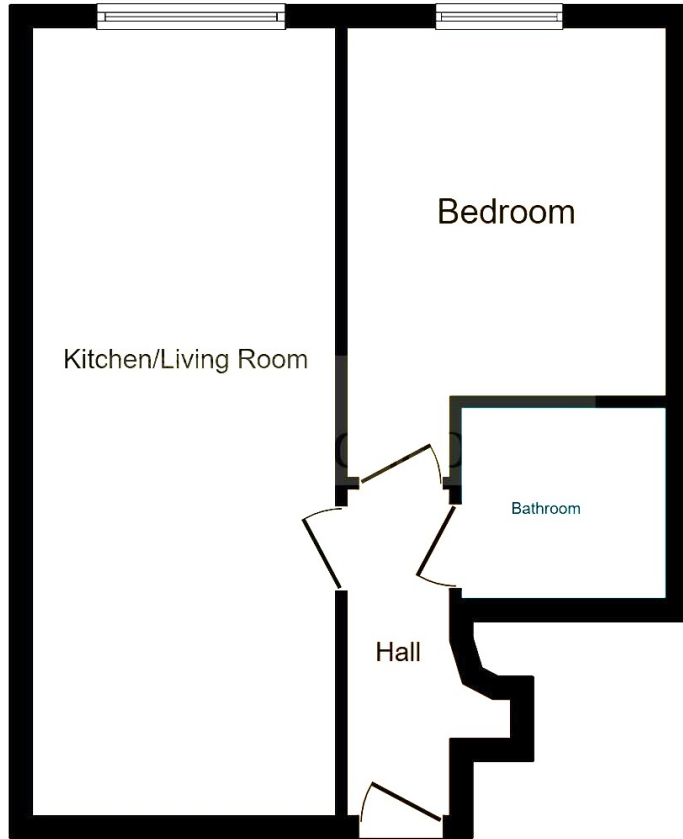
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk