



**Derby Lane
Liverpool
Merseyside
L13 6AB**

Offers In Excess Of £91,000

bettermove

Derby Lane Liverpool

Bettermove are proud to present this 1 bedroom flat in Liverpool available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.


This is a leasehold property with 125 years on the lease from 2018; the ground rent is £240pa and the service charge is £1,000pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen 1 bedroom and shower room.

Located on the outskirts of Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A5058, A5080 and many local bus routes.

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



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (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 |  |

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