



22 Adler Way, Liverpool, L3 4FX

£130,000

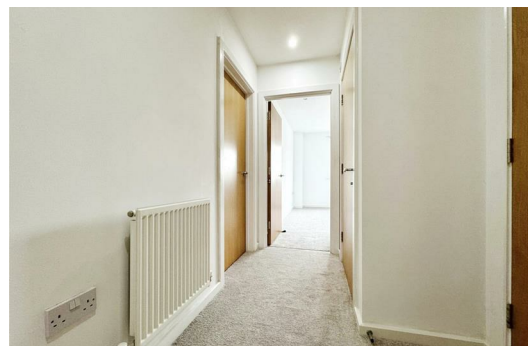
Welcome to this charming one-bedroom apartment located in the desirable Adler Way, Liverpool. Situated in a well-maintained development with a picturesque feature lake, this second-floor apartment offers a tranquil living environment just a stone's throw away from The River Mersey.

Accessed via the communal hallway with stairs and lift access, As you step inside, you are greeted by an inviting entrance hall, bright and airy open plan kitchen diner/living area, perfect for entertaining guests or simply relaxing after a long day. The kitchen boasts a range of integrated appliances and ample storage. Completing the layout is a double bedroom and a three-piece bathroom.

This property comes with the added convenience of allocated parking for one vehicle, ensuring you always have a secure place to park. Additionally, the absence of an onward chain means a smooth and hassle-free buying process for you.

Whether you are a first-time buyer, an investor seeking a lucrative opportunity, or someone looking for a convenient base near the city centre, this apartment ticks all the boxes.

Don't miss out on the chance to make this lovely apartment your own and enjoy the best of what Liverpool has to offer.



Entrance hall

Radiator & storage cupboard.

Kitchen diner/living area

Range of wall & base units, integrated dishwasher, integrated washing machine, gas burning hob, electric oven, extractor hood, stainless steel sink & drainer, double glazed window, intercom system and radiator.

Bedroom

Radiator & double glazed window.

Bathroom

WC, basin with vanity unity, mirrored wall, tiled floor, towel radiator, tiled walls & bath with shower area and glass screen.

Externally

Secure gated access, communal gardens & allocated parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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