

Adler Way, Brunswick Dock, L3



For Sale - £125,000 Offers Over

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Benefitting from No Onward Chain
- Floor to Ceiling Windows in Living Area - Lots of Natural Light
- Modern Kitchen with Electric Cooker, Gas Hob, Washing Machine and Dishwasher
- Modern Bathroom with Bath and Overhead Shower
- Beautiful Communal Gardens & Water Feature on the Grounds of the Property
- Gated Security
- Additional Storage Cupboard
- 1x Allocated Parking
- Transport Links - 13 Minutes to Brunswick Station - Direct Bus Links to City Centre
- Excellent Investment Opportunity - Guaranteed Rental Income - Previously Rented Out for 18 Years

Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 0
- Floor Space: 437 square feet / 41 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £1,027 per annum
- Ground Rent: £300 per annum
- Parking: Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 27/06/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 26/06/3005 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: £1,027 per annum
- Ground Rent: £300 per annum
- Leasehold Information: The ground rent is reviewed every 5 years and the next review is 27/07/2026. Any increases are in line with the RPI as per the government website. An EWS1 is not required as the block is under 18 meters. An FRAEW had been instructed

Rental Information

- Estimated Rental Value (ERV): £750 per calendar month
- Gross Yield (Based on ERV): 7.2%

Description

Atlas Estate Agents are delighted to bring to the market this charming first-floor flat, nestled within the sought-after Brunswick Dock area on Adler Way, L3.

Perfect for first-time buyers, investors, or those seeking a serene retreat close to the heart of the city, this modern property comes with no onward chain, offering a stress-free purchase process.

Upon entering, you are welcomed into a bright and airy reception room, illuminated by stunning floor-to-ceiling windows that flood the space with natural light. Adjacent is the sleek, modern kitchen, fully equipped with an electric cooker, gas hob, washing machine, and dishwasher, making it an ideal space for cooking and entertaining.

The property boasts a generously sized bedroom and a stylish, contemporary bathroom, featuring a bath with an overhead shower for added convenience. There's also an additional storage cupboard, offering ample space to keep your home clutter-free.

This flat is part of a well-maintained development that offers beautiful communal gardens, complete with a tranquil water feature, providing a peaceful escape from the hustle and bustle of city life. Residents benefit from gated security, a lift, and one allocated parking space.

Located just 13 minutes' walk from Brunswick Station and benefiting from direct bus links to the city centre, this property offers excellent transport connections. An exceptional investment opportunity, it has been successfully rented out for the past 18 years, with guaranteed rental income potential which would bring it to just under a 7% rental yield.

In summary, this delightful flat combines modern living with convenience and tranquillity, making it a fantastic opportunity for both homeowners and investors alike.

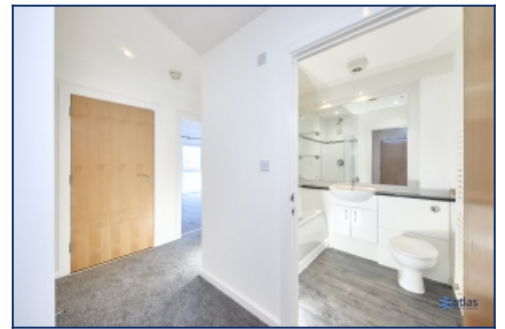
Additional Images



Kitchen / Living Area



External



Hallway



Hallway



Kitchen / Living Area

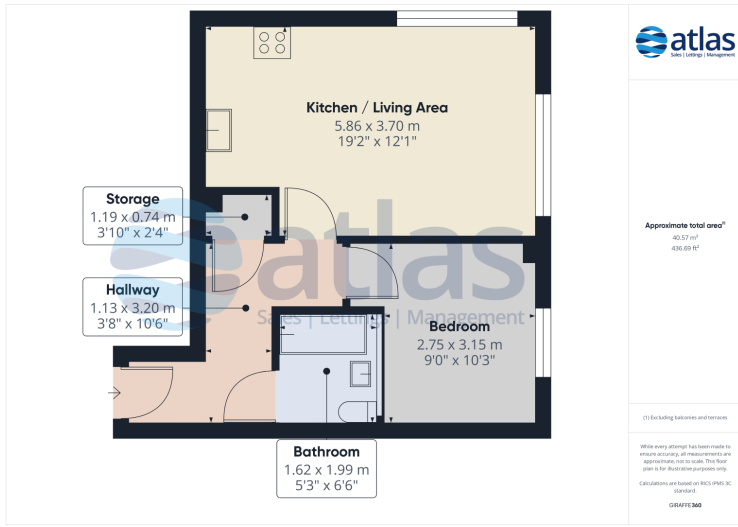


Kitchen / Living Area



External

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.