



## 17 Adler Way, Liverpool, L3 4FX

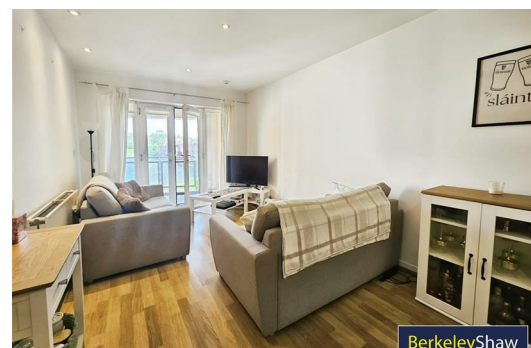
### £1,000 PCM

Nestled in the vibrant heart of Liverpool, this splendid two-bedroom apartment on Adler Way offers a perfect blend of modern living and urban convenience. With its prime city centre location, residents will enjoy easy access to a plethora of shops, restaurants, and cultural attractions that this dynamic city has to offer.

The apartment features a spacious reception room, ideal for both relaxation and entertaining guests. The well-appointed kitchen complements the living space, providing a functional area for culinary pursuits. Each of the two bedrooms is designed with comfort in mind, ensuring a restful retreat at the end of the day. The property boasts two bathrooms, adding to the convenience for both residents and visitors alike.

For those with a vehicle, the apartment includes parking for one car, a valuable asset in the bustling city centre. This property is perfect for professionals, couples, or small families seeking a stylish and practical home in one of the UK's most exciting cities.

Tenancy Term: 12 months  
Deposit: £1,000.00  
Council Tax: Band C



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

