



- Two bedroom Second floor penthouse apartment
  - River views
- Grade 2 listed heritage gardens for resident use
  - No Chain
- Basement acces which can be used as storage
  - Less than a 5 minute walk to Crosby beach





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                                               |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

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Two bedroom Second floor Penthouse apartment situated in Waterloo, L22 with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having river views, and Grade 2 listed heritage gardens for resident use. Adelaide Terrace is being sold with NO CHAIN and has the added benefit of basement access which can be used as storage.

This apartment on Adelaide Terrace is located on the same road as the Titanic captain Edward Smith's former home. It is less than a 5 minute walk to Crosby beach and less than a 10 minute walk to South Road with an array of local bars and restaurants.

Accommodation comprises of:

Communal Entrance Hall

Entrance Hall

Lounge - feature windows and velux over looking Crosby beach and gardens - 19'0" x 13'0"

Kitchen with featured window

Bedroom One - 16'0" x 13'0"

Bedroom Two - 13'0" x 9'0"

Bathroom - 9'0" x 5'0"

(Measurements are approximate)

Exterior:

Expansive storage space in basement

Communal Grade 2 listed heritage gardens for resident use

To view call Logic.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.