



**Linnet Mansion  
Linnet Lane  
Liverpool  
Merseyside  
L17 3BG**

**Offers in Excess of £72,000**

**bettermove**

# Linnet Lane

## Liverpool

Bettermove are proud to present this 1 bedroom flat in Liverpool. (welcoming cash buyers only).

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

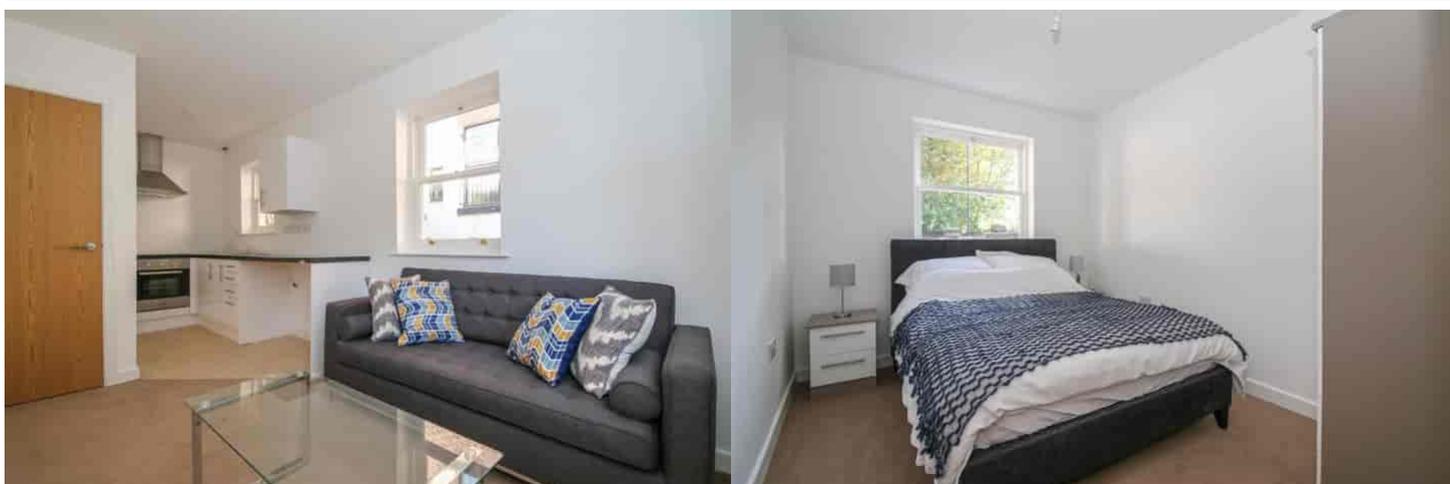
The property benefits from double glazing, electric heating throughout and has off street parking available via the communal car park. The council tax band is A.

This is a leasehold property with 240 years remaining on the lease; the ground rent is £250.00 per annum and the service charge is £1,982.00 per annum.

This is a ground floor flat, the interior of this well presented property comprises a living room/fitted kitchen, bathroom and one bedroom.

Located in the popular city of Liverpool, the property is only a 15 minute drive into the city centre, whilst also being close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Liverpool Lime Street, Edge Hill and Mossley Hill train stations, as well as a wide range of 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)