

## Albert Dock, City Centre, L3



For Sale - £500,000 Offers Over

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: Pending
- Well Presented & Ready to Move Into - Recently Refurbished to an Exceptional Standard
- Spacious Open Plan Kitchen/Dining/Living Room with Views of the Albert Dock
- Contemporary Fitted Kitchen with Top Quality Appliances - Instant Hot Water Tap and Wine Cooler
- Spacious Master Bedroom with Views Overlooking the Albert Dock
- Master Bedroom Features Modern and Spacious En-Suite Bathroom with Bath and Walk-In Shower
- Convenient Separate Utility Room
- Spacious Secondary Bedroom with Views of the Albert Dock
- Tastefully Decorated, Fully Tiled Shower Room
- Fantastic City Centre Location - Located at the Albert Dock - Wealth of Amenities on Your Doorstep
- City Centre Private Parking Space Included

### Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 1
- Floor Space: 120 square metres / 1,292 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £618 per calendar month
- Ground Rent: £150 per annum
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction), Microwave, Fridge/Freezer, Dishwasher, Wine Cooler, Instant Hot Water Tap

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/10/1985 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 30/09/2135 (approx)
- Lease Term Remaining: 110 year(s) (approx)
- Service Charge: £618 per calendar month
- Ground Rent: £150 per annum

### Description

Welcome to waterfront luxury living at its finest! Atlas Estate Agents proudly presents this stunning apartment for sale in the heart of Liverpool's iconic Albert Dock, offering unparalleled views and a lifestyle of sophistication.

Step into modern elegance as you enter this recently refurbished apartment, where every detail has been meticulously crafted to perfection. The accommodation is arranged over one floor, conveniently situated on the first floor for easy access.

The spacious open-plan kitchen, dining, and living room area beckons with its panoramic views of the Albert Dock, creating a captivating backdrop for everyday living and entertaining. The contemporary fitted kitchen boasts top-quality appliances, including an instant hot water tap and a wine cooler, catering to both culinary enthusiasts and wine connoisseurs alike.

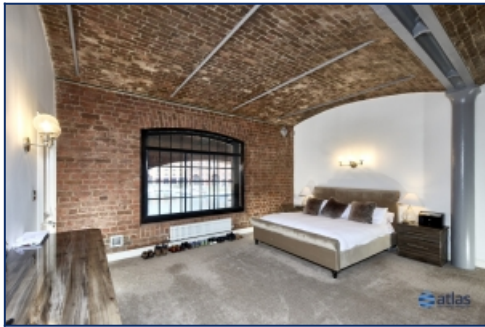
Retreat to the spacious master bedroom, where floor-to-ceiling windows frame breathtaking views of the Albert Dock, offering a serene oasis in the heart of the city. The master bedroom features a modern and spacious en-suite bathroom, complete with a luxurious bath and a walk-in shower, providing the perfect place to unwind after a long day.

Additional highlights of this exceptional property include a convenient separate utility room, a spacious secondary bedroom with views of the Albert Dock, and a tastefully decorated, fully tiled shower room, exuding contemporary charm.

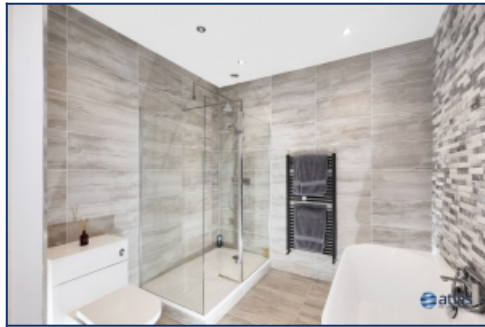
Boasting a fantastic city centre location at the Albert Dock, residents will enjoy a wealth of amenities right at their doorstep, including renowned restaurants, cultural attractions, and vibrant entertainment options. Plus, with a city centre private parking space included, convenience meets luxury at every turn.

Don't miss this rare opportunity to experience waterfront living at its finest. Contact Atlas Estate Agents today to arrange your exclusive viewing and make this exquisite apartment your new home!

## Additional Images



Master Bedroom



En-suite Bathroom



Hallway



Hallway



Reception Room



Reception Room



Reception Room



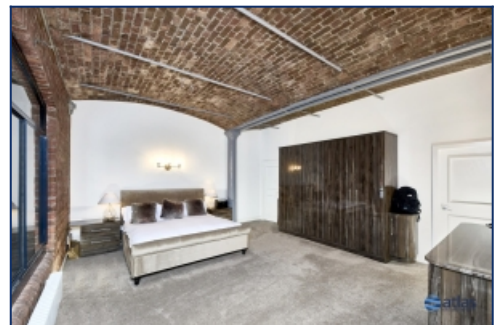
View From Reception Room



Reception Room



Kitchen



Master Bedroom



En-suite Bathroom



Bedroom 2



Bedroom 2



Bedroom 2



Shower Room



Shower Room

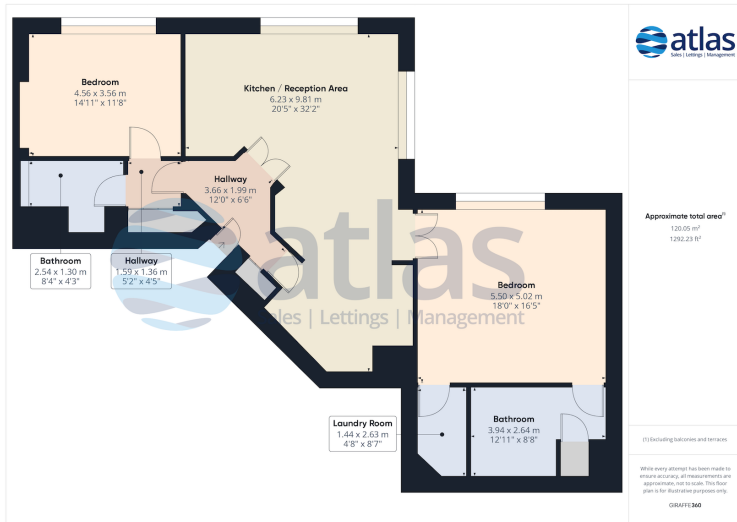


Location



Location

## Floor Plans



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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.