

Albert Dock, City Centre, L3



For Sale - £640,000 Offers in Excess of

Key Features

- 3 Bedroom 3 Bathroom Apartment
- EPC Rating: D
- Fabulous, Open Plan Kitchen, Dining and Living Space
- Beautiful, Characterful Exposed Brick Throughout
- Sleek, Modern Kitchen Complete with Integrated Appliances/White Goods
- Three Bedrooms, Including Two with Walk-in Wardrobes and En Suite Bathrooms
- Large, Traditional Windows Throughout with Secondary Glazing
- Master Bedroom En Suite Bathroom Complete with Double Sinks, Bath and Separate Shower
- En Suites Both Feature Bath Mirror TVs and Underfloor Heating
- Separate External Storage Room
- Two Allocated Basement Parking Spaces and Lift Access
- Unbeatable Albert Dock Location

Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 1
- Floor Space: 165 square metres / 1,776 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Service Charge: £2,342 per quarter
- Ground Rent: £150 per annum
- Parking: Off Street, Allocated
- Heating/Energy: Night Storage, Electric Heating
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction) with Integral Extraction, Microwave, Fridge, Freezer, Washing Machine, Dishwasher, Wine Cooler, Integrated Coffee Machine, 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: 111 year(s) (approx)
- Service Charge: £2,342 per quarter
- Ground Rent: £150 per annum
- Leasehold Information: Application for extension to 999 years in progress.

Description

Atlas Estate Agents are delighted to present this exceptional apartment for sale, nestled within the iconic Albert Dock in the heart of the City Centre (L3).

Perched gracefully on the first floor, this expansive residence offers a perfect blend of contemporary luxury and historic charm, all arranged over a single, easy-to-navigate level. Upon entering, you are greeted by the stunning open-plan kitchen, dining, and living space - a true testament to modern living, where sleek lines meet the warmth of characterful exposed brick. The kitchen itself is a masterpiece, boasting state-of-the-art integrated appliances that cater to all your culinary desires.

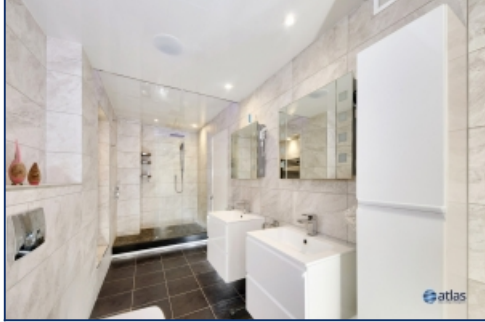
This remarkable apartment comprises three generously proportioned bedrooms, each designed with comfort and style in mind. The master bedroom is a sanctuary in itself, featuring an opulent en suite bathroom complete with double sinks, a lavish bath, and a separate shower. Two of the bedrooms offer the luxury of walk-in wardrobes and en suite bathrooms, ensuring privacy and convenience for all. A separate storage room provides additional space to keep your home clutter-free.

Traditional large windows flood the apartment with natural light, enhancing the sense of space and providing picturesque views of the vibrant surroundings. The property is further complemented by adjacent lift access and two allocated basement parking spaces, a rare find in this unbeatable location.

This is a unique opportunity to own a piece of the historic Albert Dock, where modern elegance meets timeless character. Don't miss your chance to view this extraordinary apartment - contact Atlas Estate Agents today.

Please note that the total floor space of 165 square meters is inclusive of all internal storerooms, the dimensions of which are not shown on the floor plan.

Additional Images



En Suite Bathroom (bedroom 1)



Bedroom 3



Lounge



Lounge



Lounge



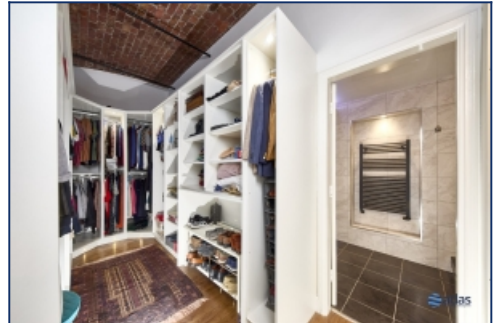
Lounge/Dining



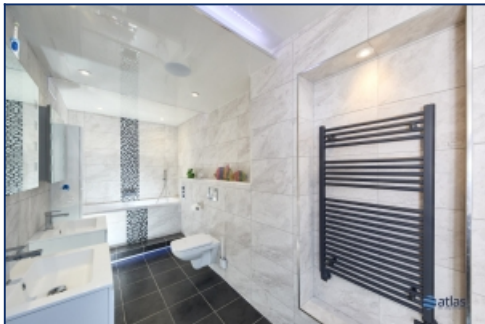
Kitchen



Bedroom 1



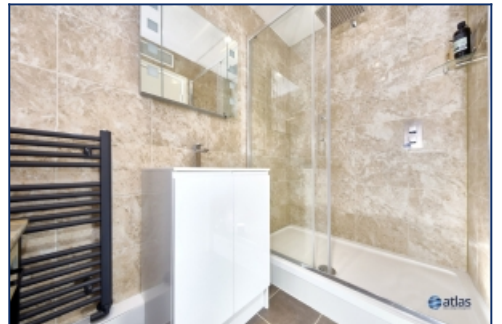
Walk-in Wardrobe (bedroom 1)



En Suite Bathroom (bedroom 1)



Bedroom 2



Bathroom



Bedroom 3



Walk-in Wardrobe (bedroom 3)



En Suite Bathroom (bedroom 3)



External

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.