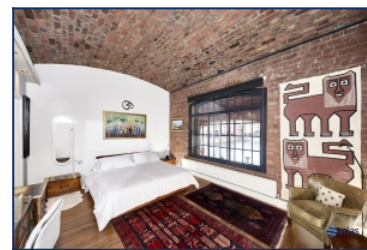
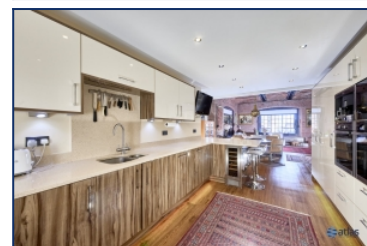


Albert Dock, City Centre, L3



For Sale - £600,000 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 Walk-In Rain 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: 110 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

A Rare Gem in the Heart of Albert Dock – Exquisite Three-Bedroom Apartment for Sale

Atlas Estate Agents are delighted to present this exceptional apartment located in the iconic Albert Dock, City Centre, L3. This stunning first-floor property offers a seamless blend of contemporary luxury and historic charm, with characterful exposed brickwork and traditional large windows with secondary glazing flooding the space with natural light.

Arranged across a single floor, the apartment boasts an expansive open-plan kitchen, dining, and living space, perfect for entertaining or relaxing. The sleek, modern kitchen is a chef's dream, featuring integrated appliances and stylish finishes.

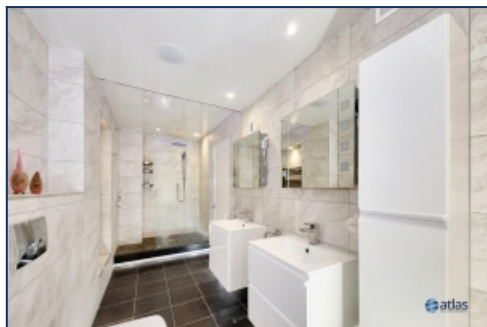
The accommodation includes three generously proportioned bedrooms, two of which feature walk-in wardrobes and luxurious en suite bathrooms. The master suite is a true sanctuary, with its en suite offering double sinks, a sumptuous bath, and a walk-in rain shower. En suite mirrors cleverly double as TVs, while underfloor heating adds a touch of indulgence.

This remarkable home also includes a third bathroom, ensuring ample space for family or guests. The practicality of the property is enhanced by a separate external storage room and two allocated basement parking spaces, conveniently accessed via the building's lift.

Set within the vibrant Albert Dock, this property offers an unbeatable lifestyle location, with shops, dining, and cultural attractions at your doorstep. Combining timeless character with modern luxury, this apartment is a rare opportunity to own a piece of Liverpool's heritage.

For more information or to arrange a viewing, contact Atlas Estate Agents today. Your dream home awaits!

Additional Images



En Suite Bathroom (bedroom 1)



Bedroom 3



Lounge



Lounge



Lounge



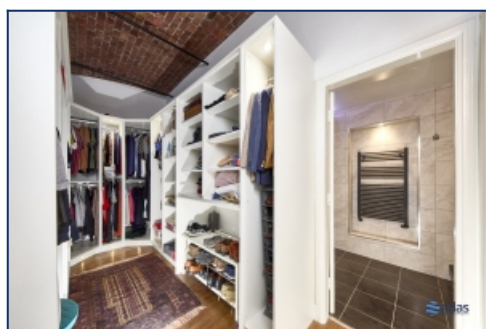
Lounge/Dining



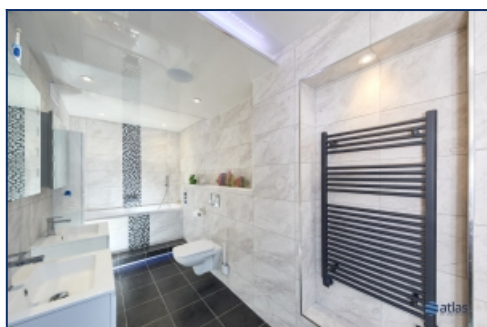
Kitchen



Bedroom 1



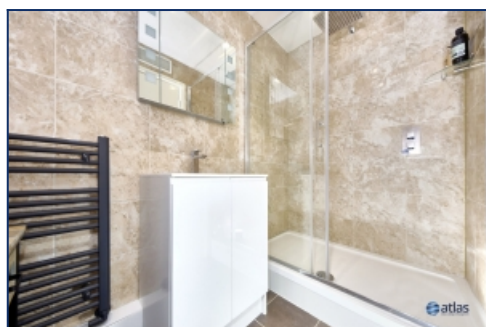
Walk-in Wardrobe (bedroom 1)



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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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.