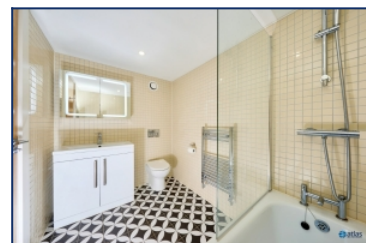
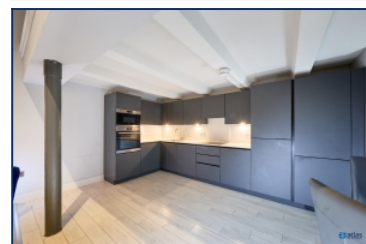
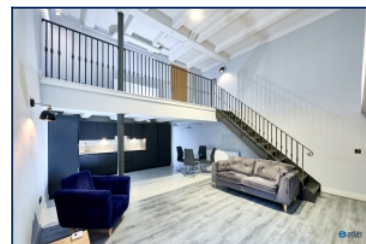
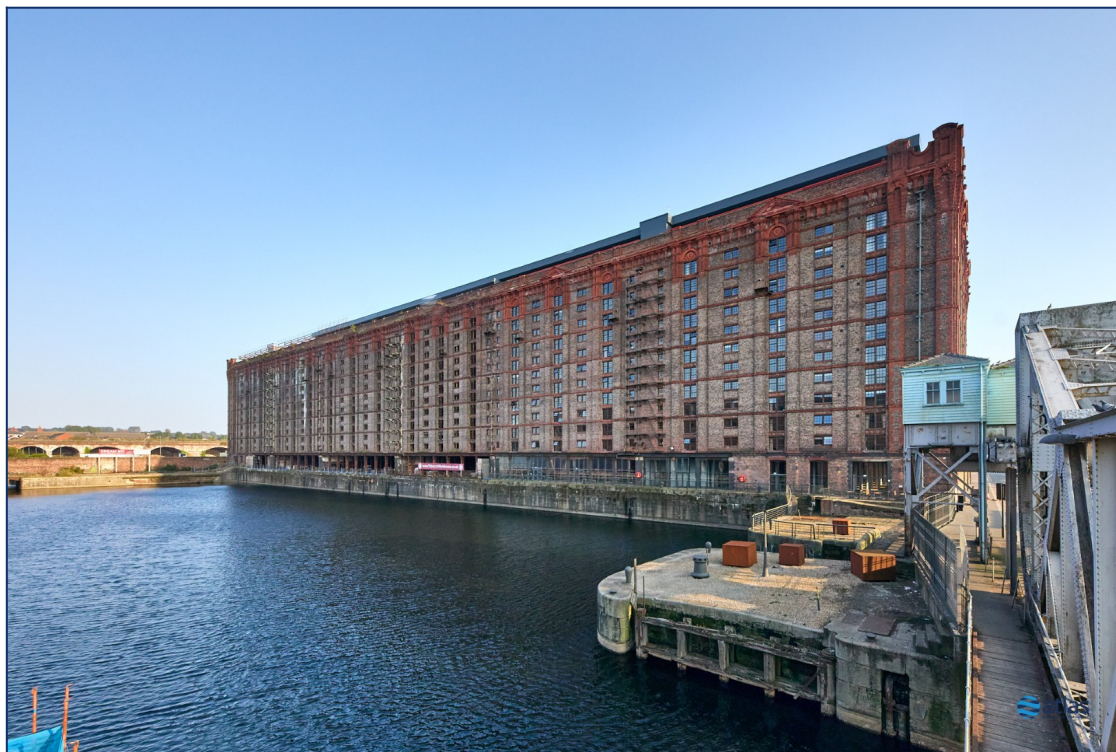


## Regent Road, Vauxhall, L3



**For Sale - £279,950**

### Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: B
- No Onward Chain for a Smooth Purchase
- Allocated Secure Undercroft Parking Space
- Spacious Open-plan Living and Kitchen Area
- Stylish Modern Kitchen with Integrated Appliances
- Two Generous Double Bedrooms with Exposed Brick Feature
- Master Bedroom with a Sleek En-suite
- Contemporary Bathroom with Bath and Overhead Shower
- Brimming with Character and Charm
- Prime Dockside Location, L3 Postcode
- 24/7 Concierge Service for Convenience and Security

### Further Details

- Tenure: Leasehold
- Floor: 10 (no lift)
- No. of Floors: 2
- Floor Space: 947 square feet / 88 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £218 per calendar month
- Security: Concierge
- Parking: Allocated
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/07/2018 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 30/06/2268 (approx)
- Lease Term Remaining: 242 year(s) (approx)
- Service Charge: £218 per calendar month
- Ground Rent: Peppercorn

### Description

Stunning Duplex Apartment in the Iconic Tobacco Warehouse – No Onward Chain

Atlas Estate Agents are delighted to bring to the market this exceptional two-bedroom duplex apartment in the renowned Tobacco Warehouse on Regent Road, Vauxhall, L3. Nestled in a prime dockside location, this stylish home seamlessly blends historic charm with contemporary living.

Arranged over two floors, the property boasts a bright and airy open-plan reception room and kitchen, ideal for entertaining or relaxing in style. The sleek, modern kitchen is fully equipped with integrated appliances, offering both functionality and elegance.

Upstairs, you'll find two generous double bedrooms, each featuring exposed brick walls, a striking nod to the building's industrial heritage. The master bedroom enjoys its own sophisticated en-suite, while the main bathroom offers a luxurious bath with an overhead shower for ultimate comfort.

Residents will benefit from an allocated secure undercroft parking space, providing peace of mind, as well as a 24/7 concierge service, ensuring both convenience and security.

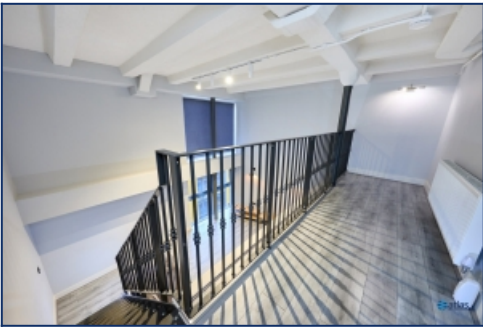
Set within the iconic Tobacco Warehouse, this apartment is brimming with character, from its impressive architecture to its unique historical significance. With no onward chain, this property promises a smooth and hassle-free purchase—perfect for first-time buyers, investors, or those seeking a distinctive city home.

Don't miss the opportunity to own a piece of Liverpool's rich maritime history. Arrange your viewing today!

Additional Images



Bedroom One



Entrance



Entrance



Entrance



Living / Kitchen Area



Living / Kitchen Area



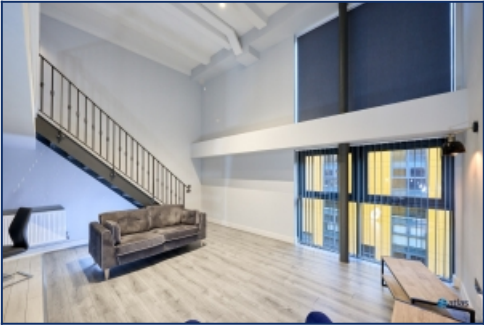
Living / Kitchen Area



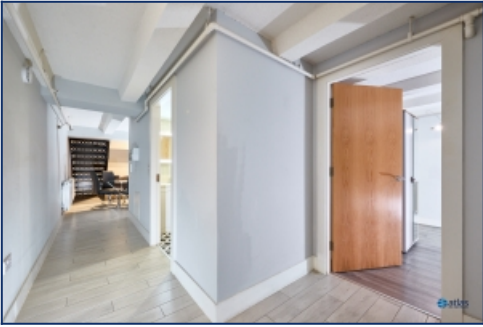
Kitchen



Living / Kitchen Area



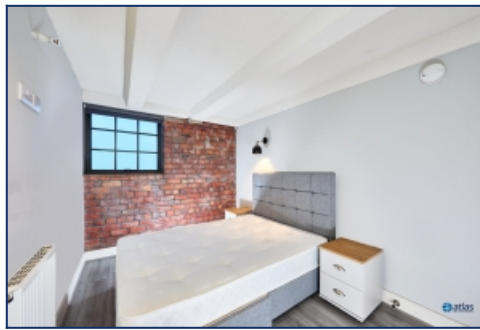
Living / Kitchen Area



Hallway



Bedroom One



## Floor Plans



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Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

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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.