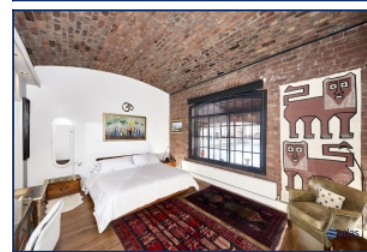


## Albert Dock, City Centre, L3



**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
- 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: None
- 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 within the iconic Grade I listed Albert Dock, City Centre, L3. Constructed in 1846 and converted in 1986 from a former bonded warehouse, the building is steeped in maritime history and forms a celebrated and integral part of Liverpool's dockland heritage. Today, it offers residents a unique lifestyle experience where character, culture and convenience combine.

Positioned on the first floor, this spacious home enjoys magnificent views across the Albert Dock basin and the impressive double-storey colonnade below, home to a vibrant mix of shops, bars and restaurants. From above, the ever-changing scene of visitors, festivals and waterfront life creates a living picture, yet within the apartment a quiet, private retreat awaits.

Internally, the property blends historic charm with contemporary luxury. Characterful exposed brickwork, brick vaulted ceilings and large traditional cottage pane windows with secondary glazing fill the interior with natural light. Arranged across a single floor, the accommodation centres around an expansive open-plan kitchen, dining and living area – ideal for entertaining or relaxing. The sleek, modern kitchen features integrated appliances and stylish finishes, perfectly complementing the industrial heritage of the space.

The apartment offers three generously proportioned bedrooms, two of which benefit from walk-in dressing areas and luxurious en suite bathrooms. The master suite is a sanctuary in itself, boasting a sumptuous en suite with double sinks and a walk-in rain shower. En suite mirrors with built-in TVs and underfloor heating add a touch of modern indulgence. A third shower room further enhances flexibility for family or guests.

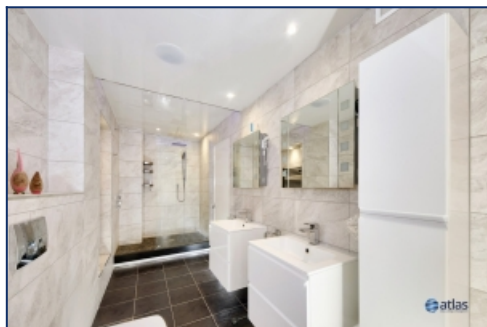
Additional benefits include a separate external storage room and two allocated basement parking spaces, conveniently accessed via an adjacent lift. Residents also enjoy the services of a welcoming concierge, based in the impressive double-volume brick vaulted foyer, providing 24/7 security, package delivery storage and assistance for visitors.

Living in Albert Dock offers far more than a home – it is a lifestyle immersed in culture and history. On your doorstep are world-class attractions including the Tate Liverpool, the International Slavery Museum and the Merseyside Maritime Museum, together with a host of waterfront dining and leisure opportunities and its convenient location close to the city centre.

This apartment represents a rare opportunity to acquire a truly remarkable home in one of Liverpool's most iconic and atmospheric settings.

For more information or to arrange a viewing, contact Atlas Estate Agents

## Additional Images



En Suite Bathroom (bedroom 1)



Bedroom 3



Lounge



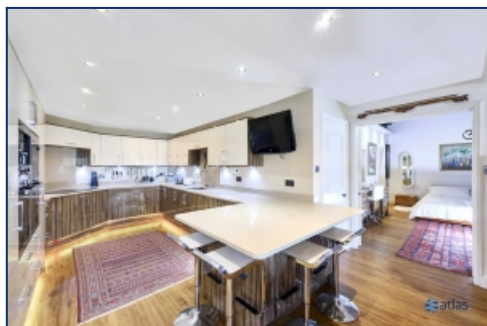
Lounge



Lounge



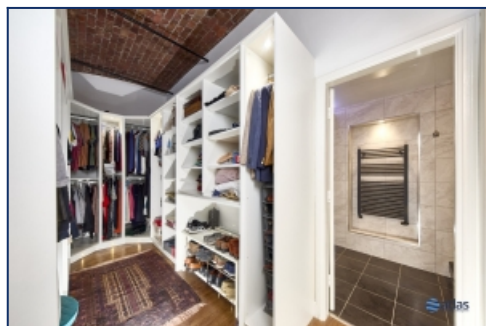
Lounge/Dining



Kitchen

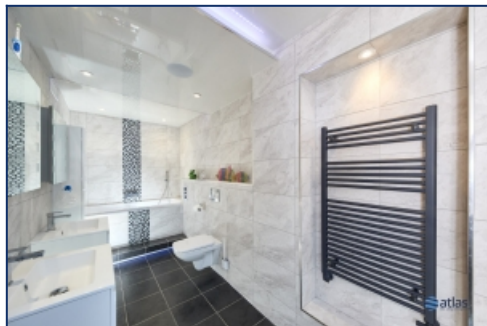


Bedroom 1



Walk-in Wardrobe (bedroom 1)

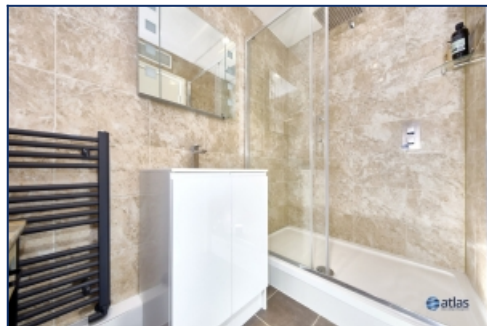




En Suite Bathroom (bedroom 1)



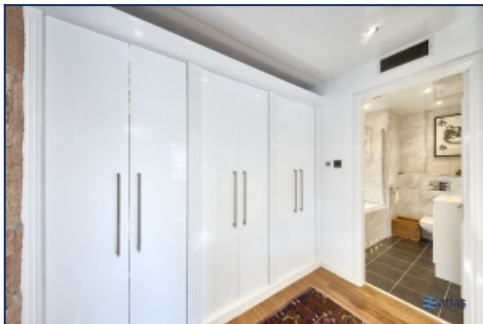
Bedroom 2



Bathroom



Bedroom 3



Walk-in Wardrobe (bedroom 3)



En Suite Bathroom (bedroom 3)



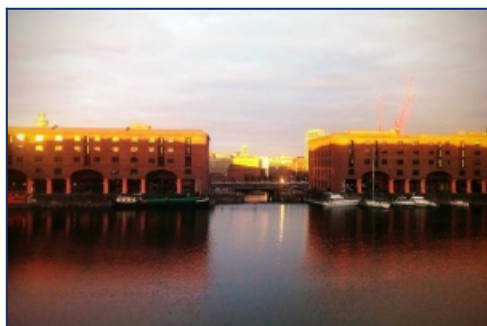
External



Albert Dock



Albert Dock



Albert Dock

## Floor Plans



Fax: 0151 727 4943

## Mossley Hill, Liverpool, L18 1LN

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.