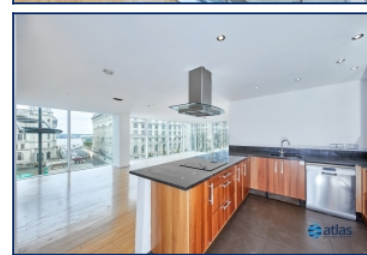
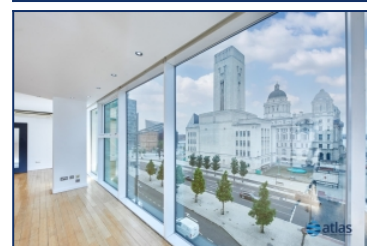
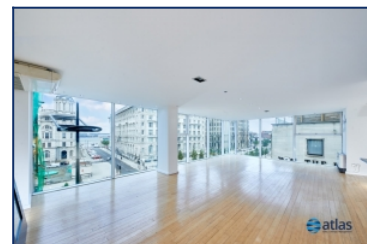


## The Strand, City Centre, L2



**For Sale - £290,000 Offers Over**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- Breath Taking, Spacious and Modern 3rd Floor Apartment in City Centre
- No Chain
- 120 Square Metres of Stunning Space With Incredible Views of Historic Waterfront Buildings
- En Suite Shower Room to Main Bedroom
- Hardwood Flooring Throughout - Wide Entrance Space With Plentiful Storage
- Huge Floor to Ceiling Windows With Natural Light Flooding In
- Allocated Car Parking Space
- Built in Hardwood Wardrobe in Master Bedroom
- Unbeatable Location for Access to City Centre's Wealth of Amenities and Attractions
- Full Concierge Service Included in the Service Charge 8am Until 5.00pm

### Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 1
- Floor Space: 120 square metres / 1,292 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Service Charge: £1,285 per quarter
- Ground Rent: £200 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 12/03/1999 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 11/03/2149 (approx)
- Lease Term Remaining: 123 year(s) (approx)
- Service Charge: £1,285 per quarter
- Ground Rent: £200 per annum

### Description

Introducing an extraordinary offering exclusively presented by Atlas Estate Agents: a truly captivating and contemporary apartment, conveniently situated on the third floor of a prestigious building in the heart of The Strand, City Centre, L2. Boasting a remarkable blend of style, space, and convenience, this stunning two-bedroom, two-bathroom residence encompasses a generous 120 square meters of luxurious living.

Step inside this breath-taking home and be enchanted by the wide entrance space, adorned with exquisite hardwood flooring throughout. The moment you enter, you'll be greeted by an abundance of storage options, perfect for keeping your living space organized and clutter-free.

As you proceed further, the spacious kitchen awaits, offering a perfect culinary haven for any aspiring chef. Equipped with modern appliances and sleek countertops and has a granite worktop, it seamlessly connects to the reception room, creating an inviting open-plan layout ideal for entertaining guests or enjoying quality time with loved ones. One of the benefits is the apartment is all electric with air conditioning to the living room.

Prepare to be captivated by the mesmerizing vistas that greet you through the expansive floor-to-ceiling windows, bathing the entire apartment in an abundance of natural light. Marvel at the panoramic views of the city's historic waterfront buildings, creating an ever-changing backdrop that truly enhances the ambiance of this exceptional residence.

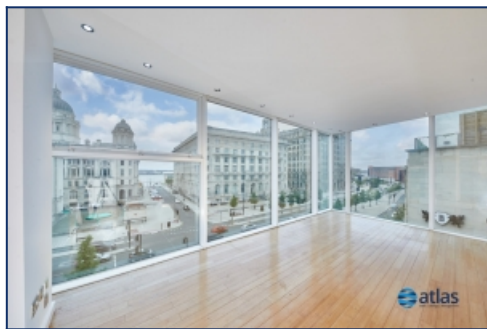
Retreat to the tranquility of the main bedroom, complete with an en-suite shower room for added convenience. The space is further complemented by a built-in hardwood wardrobe, combining elegance with functionality to satisfy all your storage needs. The second bedroom also offers ample space and versatility, accommodating guests or serving as a dedicated home office.

Parking will be a breeze with the convenience of an allocated car parking space, ensuring you can always return to your urban oasis without any hassle. For peace of mind, a secure concierge service is available, offering both privacy and convenience for residents.

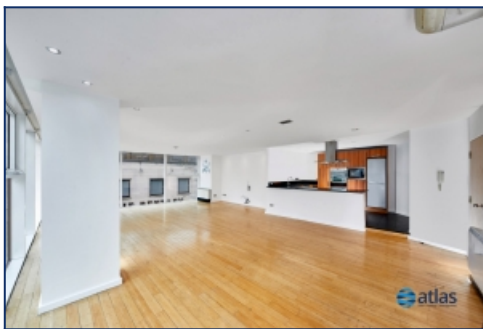
Embrace the allure of this prime city centre location, providing unparalleled access to a wealth of amenities and attractions. Whether it's fine dining, trendy cafes, world-class shopping, or vibrant nightlife, everything is within easy reach. Additionally, you'll find yourself just minutes away from major transport links, enabling effortless exploration of the city and beyond.

Seize this remarkable opportunity to own a truly exceptional property with no onward chain. This modern and spacious apartment offers an unbeatable combination of luxury, convenience, and breath taking views. Arrange a viewing today and prepare to be captivated by the possibilities that await you in this remarkable urban sanctuary.

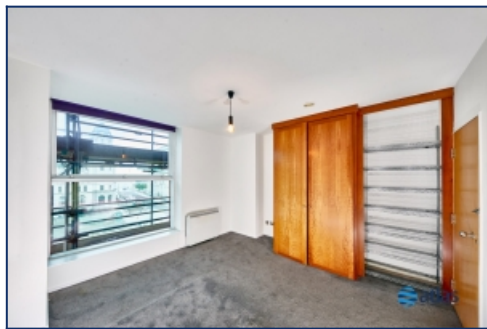
## Additional Images



Lounge



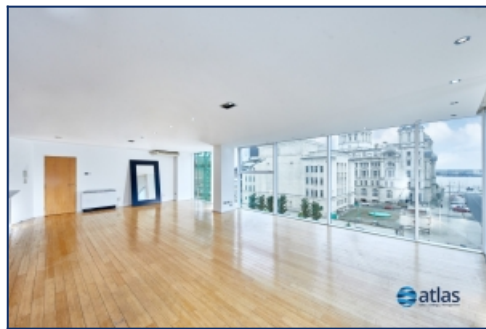
Front



Bedroom



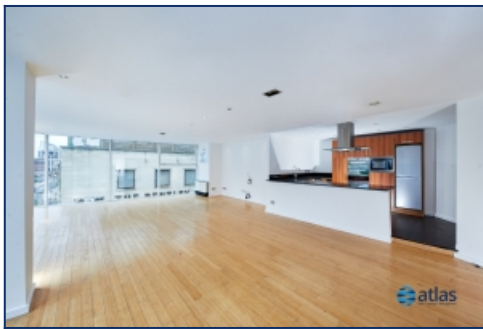
Views Of Liver Building



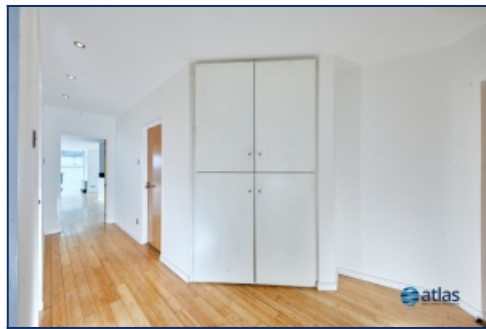
Lounge/Diner



Kitchen

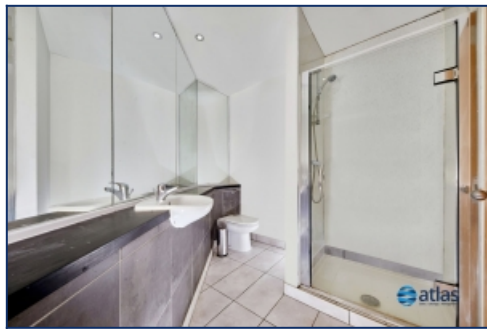


Lounge/Dining Area/Kitchen

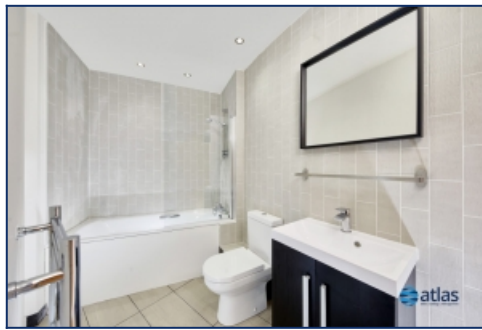


Hall/Storage





En Suite Shower Room



Bathroom



Bedroom



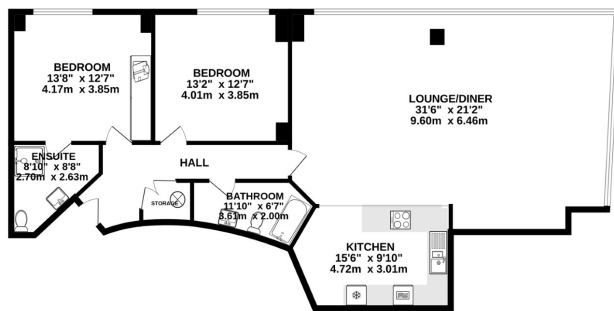
Bedroom



Front

## Floor Plans

GROUND FLOOR  
1295 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error or omission in the measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various fixtures and fittings shown have not been tested and the purchaser is to be responsible for any errors or omissions.  
Made with Metaphor C2022



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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.