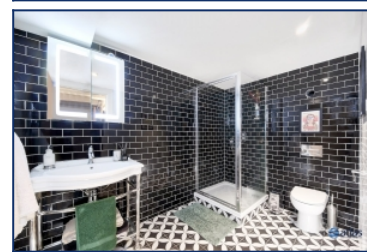
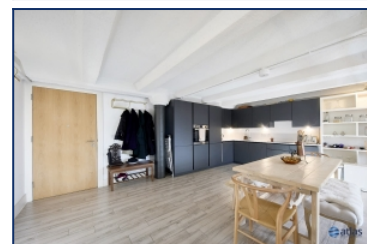
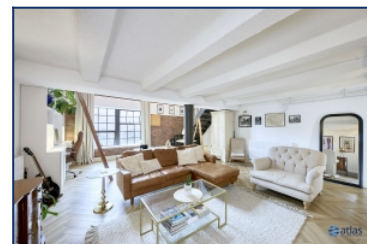


## Regent Road, City Centre, L3



**For Sale - £375,000 Offers in Excess of**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Beautiful Duplex Apartment in Prime L3 Dockside Location
- Stunning Double-height Space Featuring a Unique View Over the Water, Including the Mersey and Leeds-liverpool Canal, as Well as Bramley Moore
- Statement Industrial Metal Staircase Connecting Two Levels
- Sleek, Fully Fitted Kitchen with Integrated Appliances
- Floor-to-ceiling Book Case Feature with Built-in Workspace and Rolling Ladder Feature
- Stunning Herringbone Flooring Throughout Living Space
- Two Bright and Cosy Double Bedrooms
- Two Luxurious Bathrooms Featuring Bath and Separate Shower
- Allocated Car Parking Space
- A Wealth of Amenities Available to Residents

### Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 2
- Floor Space: 107 square metres / 1,154 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £214 per calendar month
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), 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: £214 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Service includes ground rent as well as fees for 24/7 concierge, high standard building updates & repairs and secure underground car parking with two security barriers.

### Description

Discover an exquisite blend of modern elegance and urban charm with this stunning duplex apartment, proudly presented by Atlas Estate Agents. Nestled on Regent Road in the vibrant heart of City Centre, L3, this beautiful property is a testament to refined living in a prime dockside location.



The apartment unfolds over two well-appointed floors, with the first floor offering a remarkable double-height space that captures an enchanting view over the Mersey, the Leeds-Liverpool Canal, and the iconic Bramley Moore. Here, you can relish the ever-changing panorama, including breathtaking sunsets that paint the skyline in hues of gold and pink.

A statement industrial metal staircase elegantly connects the two levels, while the open-plan reception room exudes sophistication with its stunning herringbone flooring that extends throughout. The sleek, fully-fitted kitchen is a chef's delight, equipped with integrated appliances and designed for both style and functionality.

Adorned with a floor-to-ceiling bookcase featuring a built-in workspace and a charming rolling ladder, this space is ideal for those who appreciate both aesthetics and practicality. The apartment includes two bright and cosy double bedrooms, each providing a serene retreat, and two luxurious bathrooms that offer both a bath and a separate shower.

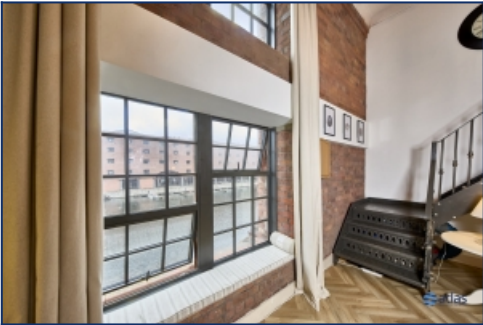
Additional features include an allocated car parking space and a lift for effortless access. Residents will enjoy a wealth of amenities right on their doorstep, enhancing the convenience and lifestyle this property offers.

Embrace the epitome of city living with this exceptional duplex apartment—an opportunity not to be missed.

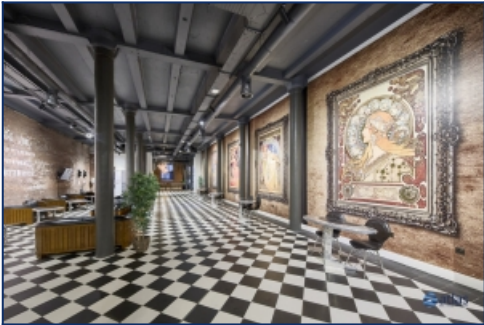
Additional Images



Bedroom 2



View From Apartment



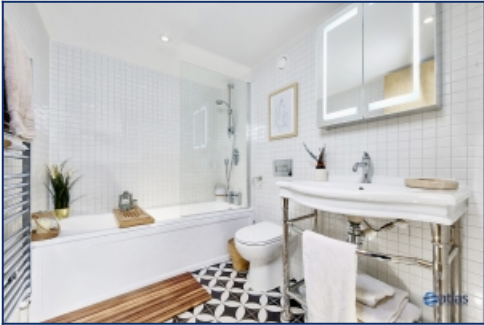
Communal Hallway



Kitchen/Diner



Living Space



Bathroom 2



Dining Space



Double Height Space



Staircase



Kitchen/Living Space



Living Space



Living Space

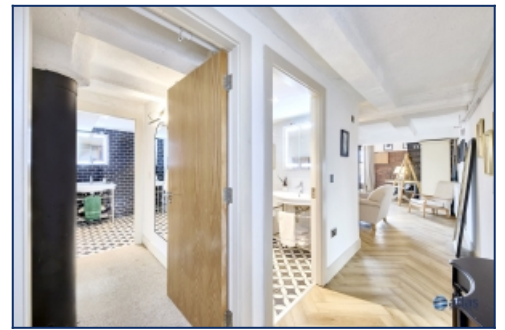




Double Height Space



Kitchen/Lounge



Hallway



Bedroom 1



View From Apartment



View From Apartment



View From Apartment



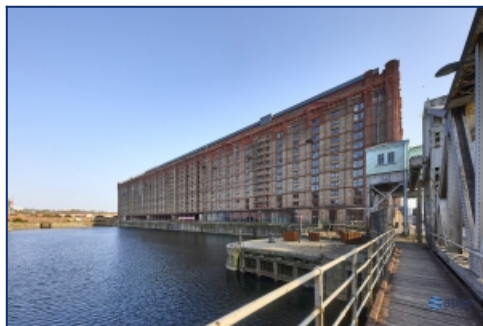
Communal Courtyard



External Front



External



External



View From Apartment



View From Apartment



View From Apartment



View From Apartment



Entrance



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.