Mariners Wharf, City Centre, L3









For Sale - £330,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Town House
- EPC Rating: Pending
- Stunning Views Across the Marina
- Living Room with Bioethanol Stove and French Doors to the Outside
- Modern Fitted Kitchen with Integrated Appliances and Granite Worktops
- Well-Appointed Bedrooms with Stylish Window Shutters
- Modern Bathroom with Heated Towel Rail and Ground-Floor Wc
- Allocated Parking Space and Additional Visitor Parking
- Access to Well-Maintained Communal Gardens
- Sought-After L3 Location
- Viewing Highly Recommended

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 59 square metres / 632 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £79.50 per month
- Ground Rent: Peppercorn
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Range Cooker (Dual Fuel), Microwave, Fridge/Freezer, Washer Dryer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 07/04/2000 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 06/04/2150 (approx)
- Lease Term Remaining: 123 year(s) (approx)
- Service Charge: £80 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Pets and sub-letting subject to approval by management company.

Description

Brought to the market by Atlas Estate Agents, a unique opportunity has arisen to acquire this attractive town house, situated within the popular Mariners Wharf development, L3. Offering well-presented accommodation arranged over two floors and enjoying stunning views across the marina, the property combines modern interiors with an appealing waterside setting.

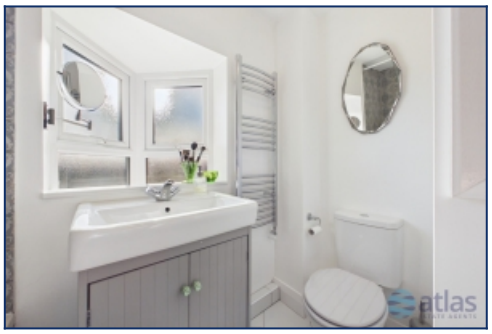
Inside, the property features a modern fitted kitchen, thoughtfully designed with a range of integrated appliances, granite worktops, and the added benefit of underfloor heating. The reception room offers a comfortable space to relax, complete with a distinctive bioethanol stove set upon a granite hearth, and French doors providing stunning views across the marina.

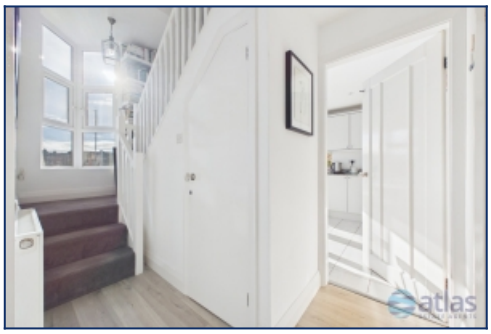
To the first floor, there are two well-appointed bedrooms, both complemented by stylish window shutters. The second bedroom also benefits from access to a boarded loft space with an electricity supply, offering useful additional storage. The contemporary bathroom is fitted with a thermostatic shower incorporating a rainfall shower head, a heated towel rail and a useful storage cupboard. A convenient ground-floor WC further adds to the practicality of the accommodation.

Externally, the property benefits from an allocated parking space, additional visitor parking and access to well-maintained communal gardens. Ideally positioned within a sought-after L3 location, the development is conveniently situated close to Brunswick train station, Baltic Market, Liverpool Watersports Centre and The Anchor Liverpool. The property also benefits from direct access to a circular bus route to Liverpool one bus station and transport links to Liverpool John Lennon Airport. The surrounding area also offers riverside walks and the amenities of Liverpool City Centre.

With its attractive outlook, modern features and desirable location, this is an unmissable chance to secure a truly special home. Viewing is highly recommended.

Additional Images


Bathroom


Hallway


Living Room


Living Room

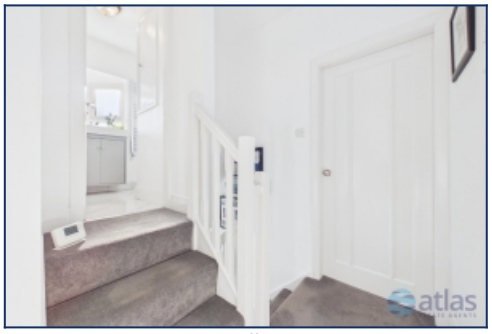

Kitchen


Kitchen

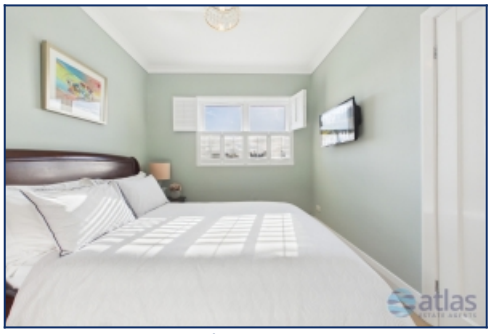

Kitchen


Ground Floor Wc


Stairs

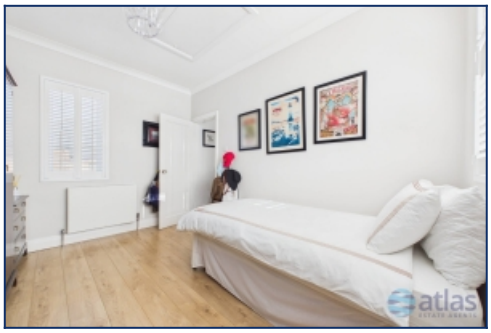

Landing


Bedroom One

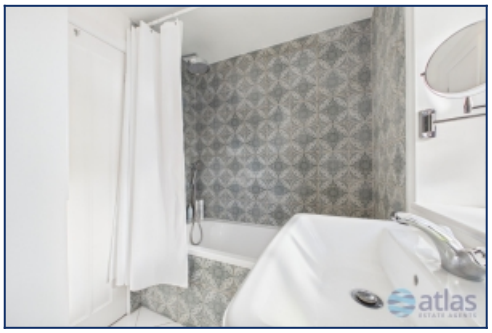

Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Marina View



Rear Elevation

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.