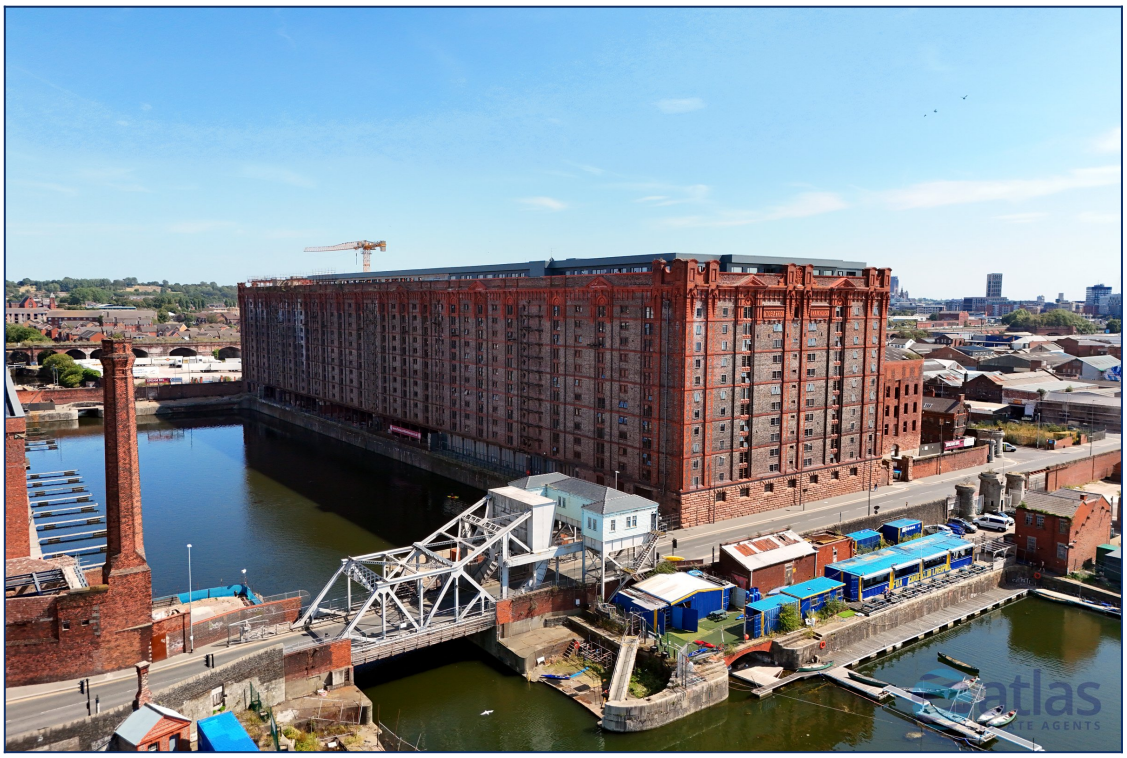
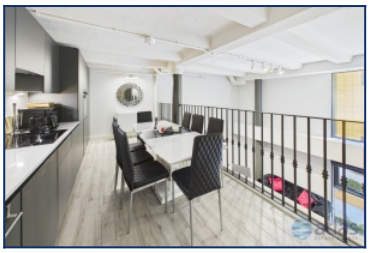
Regent Road, City Centre, L3









For Sale - £500,000 Offers in Excess of

Key Features

- 3 Bedroom 3 Bathroom Apartment
- EPC Rating: B
- Immaculately Presented Three-Bedroom, Three-Bathroom Duplex Apartment
- Welcoming Entrance Leading Into a Spacious Open-Plan Living Area
- Generous Living Space with a Bar Area and Large Windows
- Modern Upstairs Kitchen and Dining Area Overlooking the Living Space
- Spacious Principal Bedroom with Storage Hallway and En-Suite Shower Room
- Second Double Bedroom Benefiting from an En-Suite Shower Room
- Further Well-Proportioned Third Double Bedroom
- Convenient Enclosed Storage Room Offering Additional Space
- Prime Dockside Location Within Liverpool City Centre

Further Details

- Tenure: Leasehold
- Floor: 1 (with lift access)
- No. of Floors: 2
- Floor Space: 177 square metres / 1,905 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £283.33 per month
- Ground Rent: Peppercorn
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Oven (Gas), 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: 241 year(s) (approx)
- Service Charge: £3,400 per annum
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent.

Service charge approximately £3400.00 per year.

No restrictions on keeping pets.

Restrictions on sub-letting (both short and long term). The property cannot be let out for periods shorter than one month.

Description

Atlas Estate Agents are delighted to bring to the market this immaculately presented three-bedroom, three-bathroom duplex apartment, ideally situated on Regent Road, L3, in the heart of Liverpool's vibrant dockside district. Offering an exceptional blend of contemporary style, spacious accommodation and a highly desirable location, this impressive property presents a fantastic opportunity for those seeking modern city living.

Situated on the first floor of the building, with the added convenience of lift access, the apartment offers beautifully arranged accommodation across two floors. Upon entering, you are welcomed into a stunning open-plan reception room, where generous proportions and large windows create a bright and inviting atmosphere. The impressive living space also features a stylish bar area, providing the perfect setting for entertaining guests or relaxing in comfort.

A staircase leads to the upper level, where a contemporary kitchen and dining area overlooks the reception room below, creating a striking sense of space and an attractive open-plan layout. The modern kitchen offers a sleek and practical setting for everyday cooking, while the adjoining dining area provides an ideal space for enjoying meals with family and friends.

The apartment boasts three generously proportioned double bedrooms, each offering comfortable and versatile accommodation. The impressive principal bedroom benefits from a dedicated hallway providing useful storage space, leading through to a private en-suite shower room. The second double bedroom also enjoys the luxury of its own en-suite shower room, while the third bedroom offers further spacious accommodation, ideal for guests, family members or those working from home. A third bathroom adds further practicality and convenience.

Additional benefits include a useful enclosed storage room, providing valuable space to keep everyday essentials neatly organised.

Perfectly positioned along Regent Road, the apartment enjoys a prime dockside setting within easy reach of Liverpool city centre. Residents can take advantage of the city's fantastic selection of restaurants, bars, shops and cultural attractions, alongside the iconic waterfront and excellent transport connections.

Combining stylish interiors, generous living accommodation and an enviable location, this exceptional duplex apartment offers a wonderful opportunity to enjoy contemporary living in one of Liverpool's most distinctive waterfront settings. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Additional Images


Bedroom Two


Bathroom


Aerial Front Elevation


Aerial Elevation


Living Space


Living/Bar Space


Bar Space


Stairwell


Kitchen

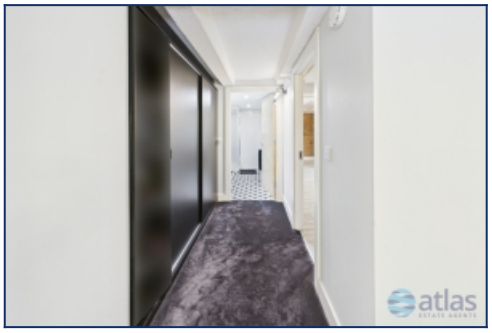

Kitchen

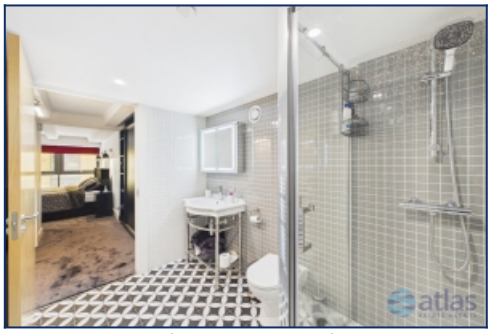

Kitchen/Dining Space

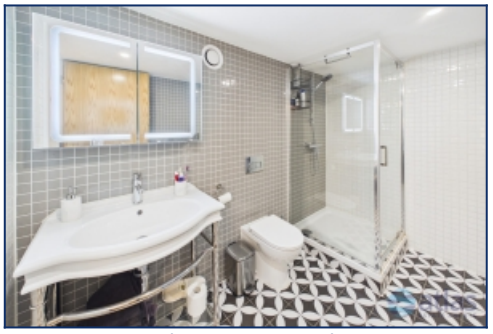

Hallway


Hallway

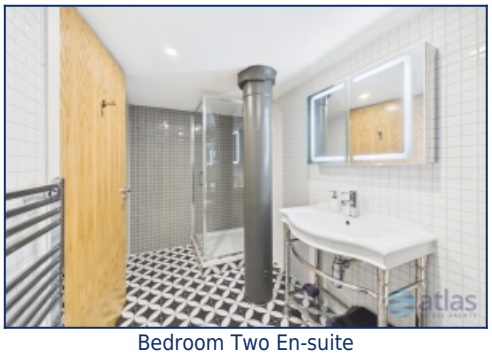

Bedroom One

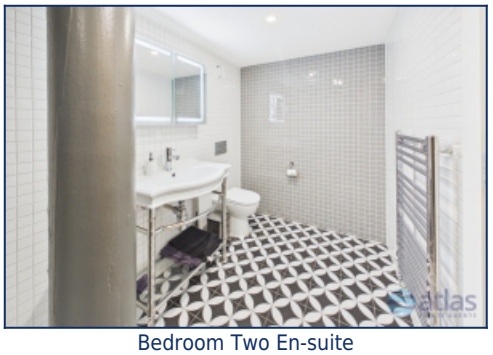

Bedroom One Hallway


Bedroom One En-suite


Bedroom One En-suite


Bedroom Two


Bedroom Two En-suite


Bedroom Two En-suite


Bedroom Three


Bedroom Three


Storage Room

Floor Plans



Ground Floor



First Floor

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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.