

## Navigation Wharf, City Centre, L3



**For Sale - £350,000 Offers in the Region of**

### Key Features

- 3 Bedroom 2 Bathroom Town House
- EPC Rating: C
- Balcony Off Living Area
- Sizeable Kitchen / Diner
- Converted Garage Providing a Third Reception Room
- En Suite to Master Bedroom
- Views of Liverpool Marina
- Mature Garden to the Rear
- Downstair W.c
- Close Proximity to the Promenade & City Centre
- 10 Minute Walk from City Centre - Excellent Transport Links
- Walking Distance to Bars and Restaurants

### Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 130 square metres / 1,399 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £391 per annum
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/08/1996 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 05/08/2995 (approx)
- Lease Term Remaining: 970 year(s) (approx)
- Service Charge: £391 per annum
- Ground Rent: Peppercorn

### Description

Welcome to Navigation Wharf, an exceptional townhouse offered for sale by Atlas Estate Agents. This stunning property presents an incredible opportunity to own a spacious and well-appointed residence in a highly sought-after location. With its ideal position and an array of desirable features, this townhouse offers a truly exceptional living experience.

Spanning an impressive 130 square meters, this three-story townhouse boasts a thoughtfully designed layout. The ground floor greets you with a sizeable kitchen/diner, providing the perfect space for culinary creations and entertaining guests. Adjacent to the kitchen, you will discover two inviting reception

rooms, offering versatile spaces to relax and unwind.

As you ascend to the first floor, the elegance continues with three generously proportioned bedrooms. The master bedroom provides a peaceful sanctuary with its serene ambiance, while the additional bedrooms offer flexibility to accommodate family, guests, or a home office. Completing the convenience, two well-appointed bathrooms are distributed across the residence, ensuring ample facilities for all.

One of the property's standout features is the balcony, accessible from the living area, where you can enjoy al fresco dining or simply relish in the captivating views of Liverpool Marina. The converted garage on the ground floor also provides a third reception room, allowing for additional living space that can be tailored to your personal needs.

Situated in close proximity to the promenade and the vibrant city centre, this townhouse offers the perfect balance between tranquility and urban convenience. With stunning views of Liverpool Marina, you'll be captivated by the beauty that surrounds you. The mature garden at the rear of the property provides a peaceful retreat where you can escape the hustle and bustle of daily life.

For those who value connectivity, this property boasts good public transport links, ensuring easy access to all corners of the city. Moreover, with a mere 10-minute walk to the city centre, you'll have the best of Liverpool's renowned attractions, including its lively bars and restaurants, within reach.

Presented to the market with no onward chain, this townhouse is a rare gem not to be missed. Don't let this opportunity slip away. Contact Atlas Estate Agents today to arrange a viewing and embark on a new chapter of luxurious living in the heart of Liverpool.

Additional Images



Hall



Living Area



Front Reception Room



Dining/Living



Kitchen



En Suite



Bathroom



Bedroom 1



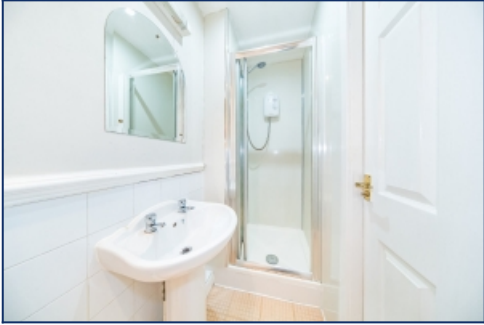
Lounge/Reception Room



Bedroom 3



Bedroom 2



Shower Room





Downstairs Wc



Rear Garden



Rear Gardens/Seating/Patio



Rear Garden



External Front

## 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.