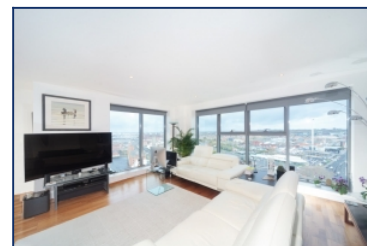


## Princes Dock, William Jessop Way, L3



**For Sale - £425,000 Offers in the Region of**

### Key Features

- 2 Bedroom 2 Bathroom Penthouse
- EPC Rating: Pending
- Luxury Penthouse Apartment
- Stunning Views Across the River Mersey & Beyond
- No Chain
- Private & Secure Development - On Site Concierge
- Master Bedroom with En Suite Bathroom
- Allocated & Gated Parking Space
- Modern Fitted Kitchen with Appliances
- Sought After City Centre Development
- Double Glazing & Electric Heating
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- Floor: 20 (with lift access)
- No. of Floors: 1
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Service Charge: £2,162 per annum
- Ground Rent: £250 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Gated
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Microwave, Fridge, Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2019 (approx)
- Original Lease Term: 127 year(s)
- Lease Expiry Date: 31/12/2145 (approx)
- Lease Term Remaining: 121 year(s) (approx)
- Service Charge: £2,162 per annum
- Ground Rent: £250 per annum
- Leasehold Information: Lease was renewed this year.

### Description

A STUNNING 2 BEDROOM 2 BATHROOM EXECUTIVE PENTHOUSE APARTMENT BENEFITING FROM STUNNING VIEWS ACROSS LIVERPOOL AND AFAR!

The accommodation briefly comprises of; entrance hallway, large storage and utility cupboard, open plan kitchen/living and dining area, master bedroom with en suite, second double bedroom and a family bathroom.

The property also benefits from double glazing, electric heating and floor to ceiling windows throughout.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

# Room Details

## Lounge/ Diner

7.96 x 6.33 metres (26' 2" x 20' 10")

Floor to ceiling windows providing stunning viewings of the River Mersey and Liverpool, hard wood flooring, electric heaters, kitchen wall and base units, electric hob and oven, extractor fan, integrated fridge/freezer, washing machine, dishwasher and microwave.

## Master Bedroom

3.55 x 4.00 metres (11' 8" x 13' 2")

Floor to ceiling window, electric heater, carpet flooring and en suite.

## En Suite

1.60 x 2.20 metres (5' 3" x 7' 3")

Fully tiled, walk in shower, hand wash basin and W.C.

## Bedroom Two

4.09 x 3.58 metres (13' 6" x 11' 9")

Carpet flooring, electric heating and floor to ceiling windows.

## Bathroom

2.12 x 1.68 metres (7' 0" x 5' 7")

Fully tiled, shower over bath, shower screen, hand wash basin and W.C.

# Additional Images



View



Lounge / Diner



Entrance



Hallway



Lounge / Diner



Lounge / Diner



Lounge / Diner



Master Bedroom



En Suite



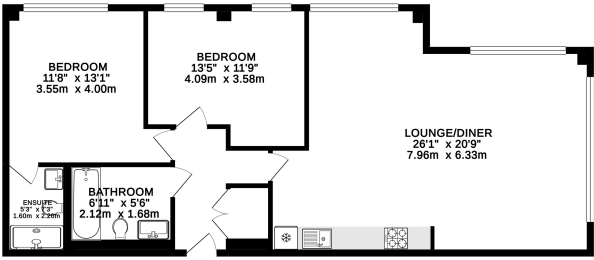
Bedroom Two



External

Floor Plans

GROUND FLOOR 947 sq. ft.  
( 88.0 sq. m. )



TOTAL FLOOR AREA: 947 sq. ft. ( 88.0 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of plans, volumes, areas and any other items are approximate and no responsibility is taken for any error or omission in any statement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The accuracy, quality and efficiency of any services has not been tested and no guarantee can be made for any other reason.  
Made with AutoCAD 2012



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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.