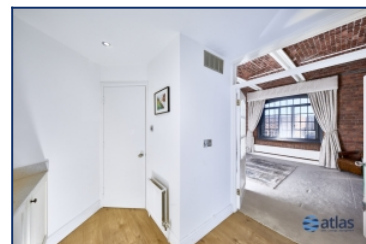


The Colonnades, City Centre, L3



For Sale - £325,000 Offers Over

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D60
- No Onward Chain
- Fully Renovated to an Excellent Standard
- 2nd Floor with Views Across Royal Albert Dock
- Exposed Brickwork to Barrel Vaulted Ceilings
- Grade I Listed Building
- Modern Fitted Kitchen with Belfast Sink & Integrated Appliances
- Two Luxury Bathrooms with Under Floor Heating
- 24/7 Concierge Service
- Prime City Centre Location
- Separate Storage Room in Communal Area

Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 67 square metres / 725 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £288 per calendar month
- Ground Rent: £300 per annum
- Security: Burglar Alarm
- Outside Space: Balcony
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge, Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/10/1985 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 30/09/2135 (approx)
- Lease Term Remaining: 110 year(s) (approx)
- Service Charge: £288 per calendar month
- Ground Rent: £300 per annum
- Leasehold Information: Sub-letting is not permitted

Description

The Colonnades building is situated within the Grade I listed Royal Albert Dock. Steeped in history, the Albert Dock is one of Liverpool's most important tourist attractions. Outside of London, the Albert Dock is the most visited multi-use attraction in the UK. After the regeneration of the docks in the 1980s,

the five warehouses that make up the dock were transformed into many attractions including Merseyside Maritime Museum, the Beatles story, Tate Liverpool and several hotels, shops, bars, restaurants and residential apartments.

The Colonnades building comprises of 115 individual luxury apartments. The building benefits from 24-hour concierge service and to maintain its exclusivity, all apartments in the building are owner occupied and sub-letting is strictly prohibited.

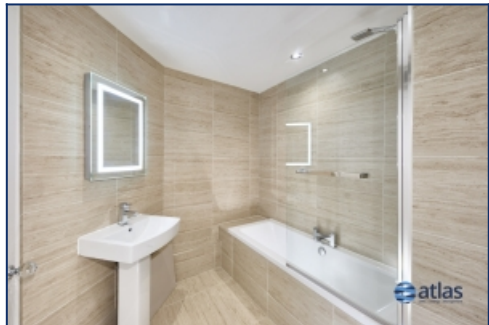
This apartment has recently undergone a full refurbishment to an extremely high standard. It is modern, spacious, and well-lit from the large windows throughout which provide stunning views across the Albert Dock. This apartment also benefits from a separate large storage room situated across the communal hallway from the apartment. The apartment briefly comprises of a living/dining room, kitchen, master bedroom with en-suite bathroom, second bedroom and a family bathroom.

Although the apartment has no designated parking space we are advised that Q-Park offer long term, contract parking spaces.

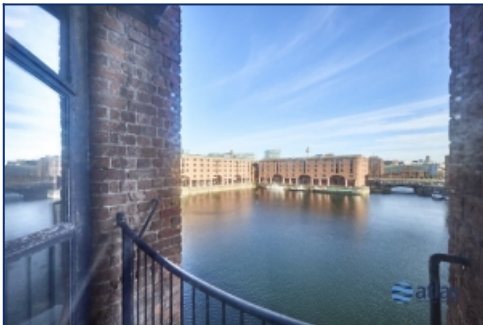
No pets allowed at the property.

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

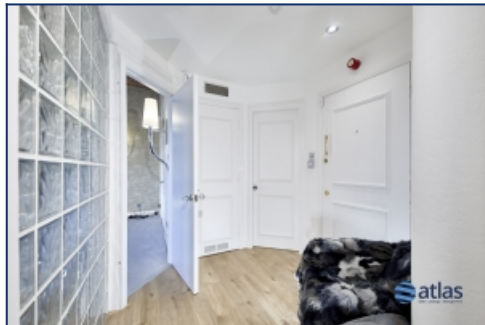
Additional Images



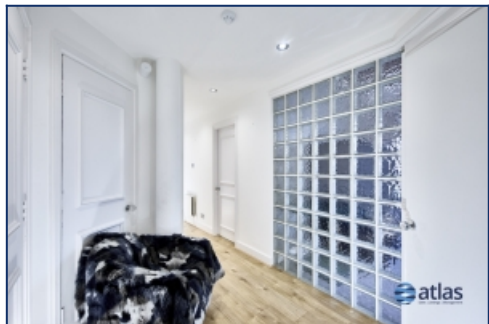
En-suite



View From Balcony



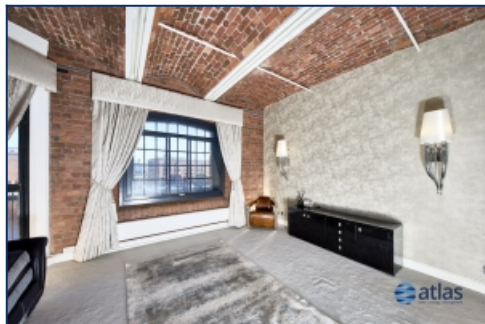
Entrance



Entrance



Living Room



Living Room



Living Room View



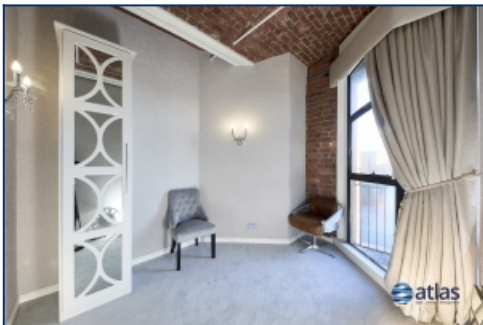
Living Room



Kitchen



Bedroom 1



Bedroom 2



Hallway



Bathroom



Front

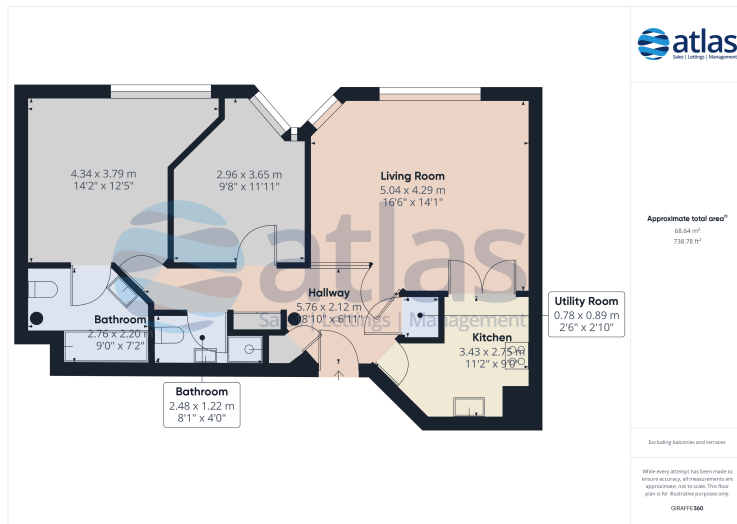


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Floor Plans



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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.