



## 231 The Colonnades, Liverpool, L3 4AB

### Offers Over £280,000

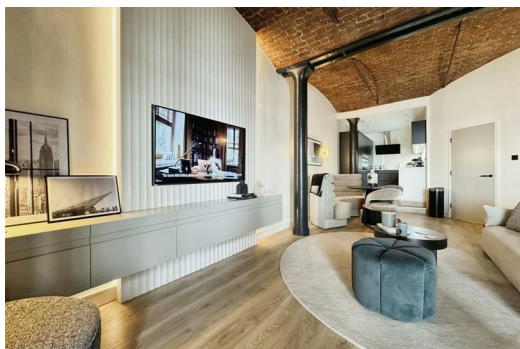
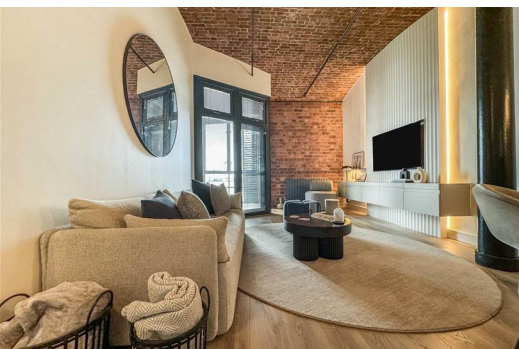
If you're searching for a turnkey apartment in the heart of Liverpool's Royal Albert Dock with river views, this could be the one for you!

Berkeley Shaw Real Estate is elated to offer for sale this stunning one bedroom apartment, situated in the prestigious Colonnades development. The surrounding area boasts a wonderful variety of amenities with a fantastic array of bars, restaurants and cafes just a short walk away. The development is situated on The River Mersey, giving buyers the opportunity to enjoy wonderful views and uninterrupted walks.

The Colonnades is one of the areas most desirable developments. With 24 hour concierge service, the developments offers stairs and lift access. The apartment is situated on the 2nd floor. The accommodation briefly comprises; impressive entrance hall with storage cupboard, modern WC, impressive open plan living/dining/kitchen area. This is the perfect space for relaxing or entertaining. The space is beautifully presented with exposed brickwork ceiling and feature wall. The kitchen boasts a range of integrated appliances and quartz work tops. The double bedroom boasts fitted wardrobes and well-presented four-piece en-suite bathroom. Completing the layout is a study/casual bedroom offering impressive views out across The River Mersey. Further benefits to the apartment include electric central heating & allocated parking.

Viewing is absolutely essential to appreciate the quality of this stand out apartment!

Leasehold: 111 years left Service charge: £7,500 per annum Ground rent £150 per annum





## Entrance hall

Laminate floor, vertical radiator, storage cupboard & exposed brick ceiling.

## Open plan living.dining area

Access to study/casual bedroom, radiator, exposed brick wall, exposed brick ceiling, open aspect to kitchen

## Kitchen

Range of wall & base units, quartz work tops, stainless steel sink with mixer tap, 2 x ovens, induction hob, open aspect to living/dining space & extractor hood.

## WC

WC, basin, tiled floor & tiled walls.

## Bedroom

Fitted wardrobes, radiator, doors to study/casual bedroom & door to en-suite.

## En-suite

Tiled walls, tiled floor, WC, basin, bath & walk in shower.

## Study area/casual bedroom

Exposed brick wall, window offering views of The River Mersey with shutter blinds, tiled floor & access to both the bedroom & living area.

## Externally

Storage room & allocated parking space.

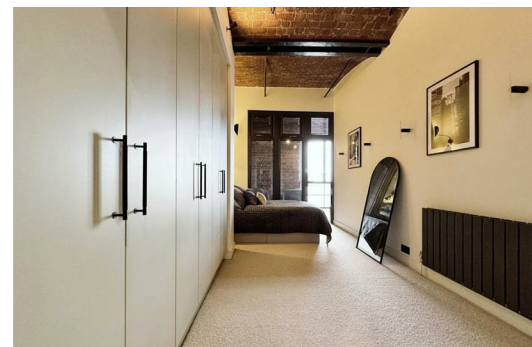
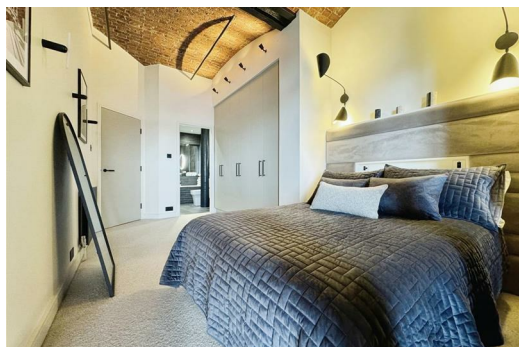
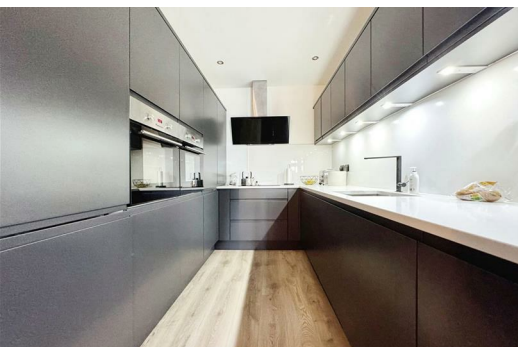
GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 12/2024

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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