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# Ascend

Built on higher standards



## Alexandra Tower, Princes Parade, Liverpool

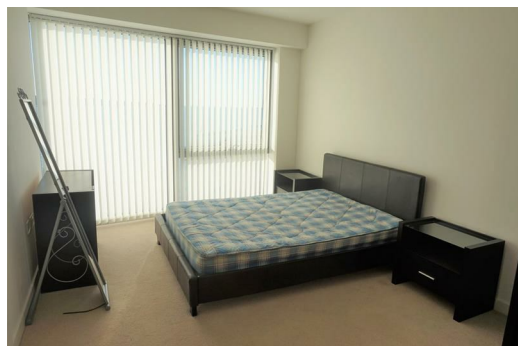
Asking Price £170,000

This is your chance to invest in a prime waterfront location, right on Princes Dock in Liverpool. This iconic and imposing development has a 2-bedroom apartment available to buy and is in an ideal location for students and commuters alike, making it both a great place to call home or a sound investment opportunity.

This apartment is absolutely spot-on. Inside you'll find a bright open-plan kitchen/lounge/dining room with huge windows. The kitchen is super-sleek with wooden flooring, white cabinets, chrome handles and an integrated hob/oven. The bedrooms are good sized doubles with plush carpeting underfoot - the perfect haven to relax away from the hustle and bustle of the city - and the modern, tiled bathroom is equally as luxurious.

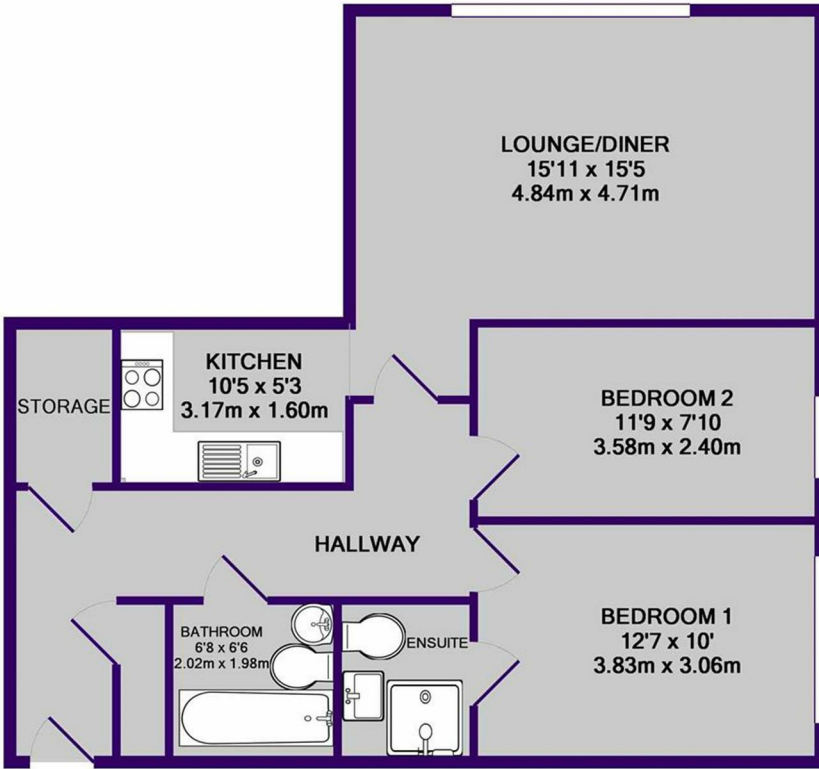
A short stroll from your apartment takes you into the heart of Liverpool, where you'll have more bars, restaurants, eateries and shops than you could shake a stick at.

If you'd like to wander further afield, you have a huge range of transport links at your fingertips, along with easy access to the whole of Liverpool and beyond - you really couldn't be more perfectly located. With a bus stop practically on your doorstep and James Street train station just a short stroll away, commuting is a breeze.



32 Alexandra Tower Princes Parade, Liverpool, Merseyside, L3 1BF

- Lounge/Diner  
15'10" x 15'5" (4.84 x 4.71)
- Kitchen  
10'4" x 5'2" (3.17 x 1.60)
- Bedroom One  
12'6" x 10'0" (3.83 x 3.06)
- Ensuite Shower room  
4'10" x 6'5" (1.49 x 1.96)
- Bedroom Two  
11'8" x 7'10" (3.58 x 2.40)
- Bathroom  
6'7" x 6'5" (2.02 x 1.98)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	77	77