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Ascend

Built on higher standards



Alexandra Tower, Princes Parade, Liverpool

Asking Price £169,950

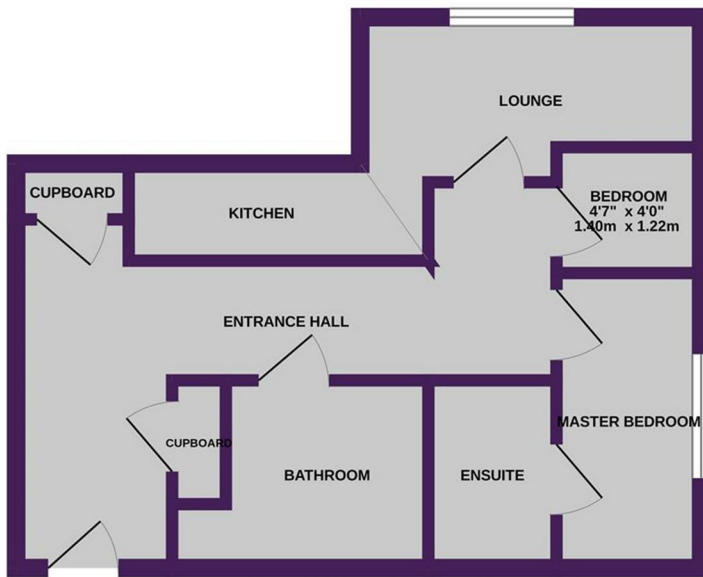
Welcome to this stunning 2-bedroom apartment located in the prestigious Alexandra Tower, offering breathtaking river views and a prime location in the heart of Liverpool City Centre. This luxurious residence is perfect for those seeking a blend of modern living and urban convenience.

Key Features:

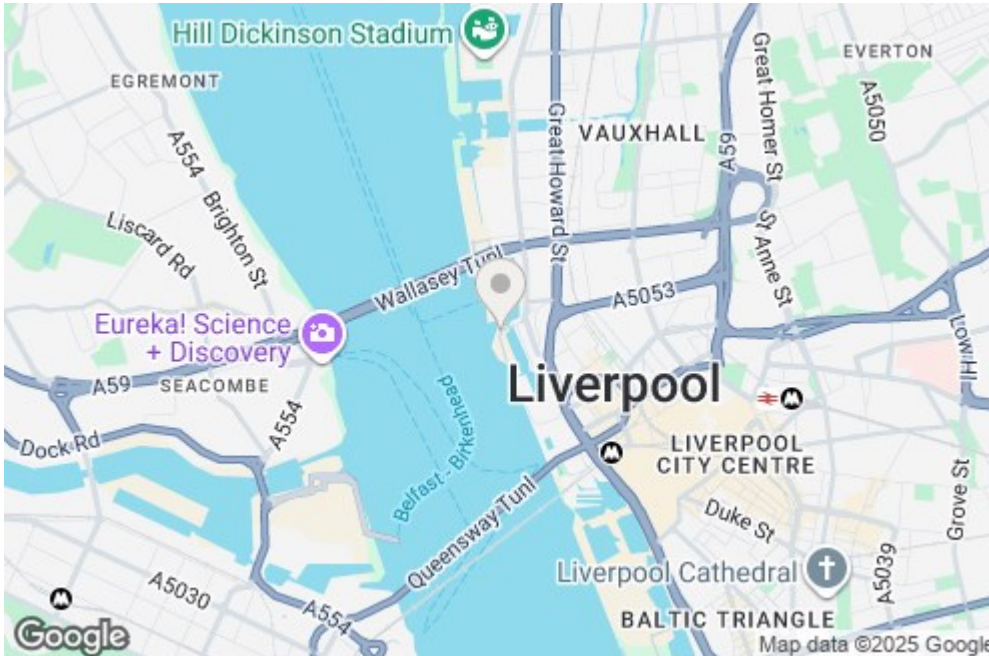
- Riverside Living: Enjoy uninterrupted views of the River Mersey from the comfort of your home on the 16th floor, creating a serene and picturesque living experience.
- Spacious Bedrooms: The apartment boasts two generously sized double bedrooms, providing ample space and comfort.
- En-Suite Master Bedroom: The master bedroom features a contemporary en-suite bathroom, offering privacy and convenience.
- Modern Open-Plan Living: The stylish open-plan living area seamlessly integrates the kitchen, dining, and lounge spaces, perfect for entertaining or relaxing.
- Fully Equipped Kitchen: The sleek kitchen is fitted with high-quality appliances, ample storage, and elegant countertops.
- 24-Hour Concierge Service: Enjoy the convenience and peace of mind provided by the 24-hour concierge, always ready to assist with your needs.
- Prime Location: Situated in the vibrant Liverpool City Centre, you'll have easy access to a variety of shops, restaurants, cultural attractions, and excellent transport links.



GROUND FLOOR



Whilst 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.
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Energy Efficiency Rating

Appliance	Current (kWh/m²/year)	Potential (kWh/m²/year)
Very energy efficient - lower running costs	100 (94kWh) A	83
100-140 B	100-140 B	71
140-160 C	140-160 C	
160-180 D	160-180 D	
180-200 E	180-200 E	
200-220 F	200-220 F	
220-240 G	220-240 G	

Environmental Impact (CO₂) Rating

Appliance	Current (kg/m²/year)	Potential (kg/m²/year)
Very environmentally friendly - lower CO ₂ emissions	100 (40kg) A	78
100-110 B	100-110 B	79
110-120 C	110-120 C	
120-130 D	120-130 D	
130-140 E	130-140 E	
140-150 F	140-150 F	
150-160 G	150-160 G	

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