



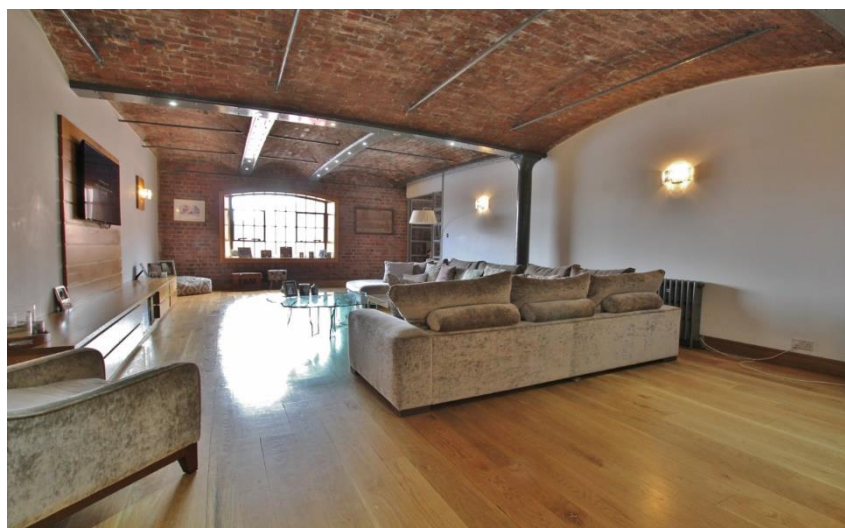
## The Colonnades, Liverpool City Centre, L3 4AG

- Executive Three Bedroom Third Floor Apartment
- Modern Fitted Kitchen Diner with Integrated Appliances
- Two En Suites & Separate WC
- Secure Allocated Underground Parking & Concierge Service
- Set within Iconic Grade II Listed Colonnades Building
- Three Generously Sized & Well Presented Bedrooms
- Storage Room & Gym Room
- Highly Desirable City Centre Location



£799,995



















## Description

Move Residential are proud to showcase this executive three/four bedroom apartment which is situated within the iconic Colonnades building, located on Liverpool's world famous Albert Dock in the City Centre, L3. This luxury apartment forms part of a prestigious Grade II listed building and is accessed via a grand communal entrance hallway where you will be immediately wowed by the building's history with striking exposed brickwork, wonderfully high ceilings, cast iron pillars and stone flooring. Both stair and lift access takes you up to the third floor where this remarkable home is situated. Upon entering the property, you are greeted to a grand and inviting entrance hallway which sets the precedent for the remaining accommodation whilst seamlessly guiding you through the home. From the entrance hallway, you are led into a bright and spacious family lounge. This expansive space is bathed in natural light and is finished in a tasteful neutral decor with quality wooden flooring and exposed brick vaulted ceilings which really do give the room an air of grandeur. Continuing from the lounge, there is an impressive open plan kitchen and diner. An ideal space for entertaining guests and family mealtimes, the kitchen enjoys a bespoke high gloss kitchen with complementing Granite work tops, a variety of high specification integrated appliances and plentiful work surface space which incorporates a central island unit with dining table.

## **Location**

Enjoying the L3 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

**Entrance Hall** - Wood framed door to front aspect, wooden floors, radiator.

**Family Lounge** -31' 4" x 18' 6" (9.559m x 5.628m)

Single glazed window to front aspect, radiator x2, wooden floors.

**Kitchen** -15' 11" x 18' 6" (4.839m x 5.633m)

Mix of wall and base units, sink and drainer Granite work tops, integrated hob and double oven, microwave, space for American fridge freezer.

**Snug Area / Inner Hallway** - Single glazed window to front aspect, tiled floor.

**Bedroom One** - 17' 1" x 23' 7" (5.196m x 7.196m)

Radiator, fitted wardrobes, windows & door to inner hallway/snug with roller blinds.

**En Suite Shower Room One** - 9' 8" x 8' 7" (2.950m x 2.607m)

Shower cubicle, radiator, WC, wash basin, radiator.

**Bedroom Two** - 12' 1" x 14' 0" (3.691m x 4.279m)

Radiator, fitted wardrobes.

**WC** - 5' 10" x 8' 10" (1.78m x 2.691m)

WC, wash basin, ceramic floor tiles, fully tiled walls.

**Bedroom Three** - Fitted wardrobes.

**En Suite Bathroom** - 10' 5" x 12' 8" (3.186m x 3.87m)

Free standing bath tub, double shower, wash basin, WC, fully tiled.

**Gym** - 15' 4" x 17' 11" (4.68m x 5.47m)

Aluminium double glazed door from snug, wood laminate flooring.

**Store Room** - 15' 6" x 10' 7" (4.713m x 3.23m)

Wooden flooring.

#### **Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.