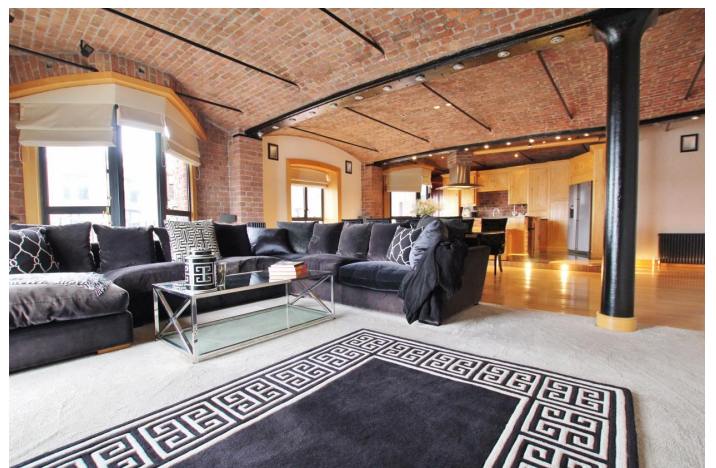
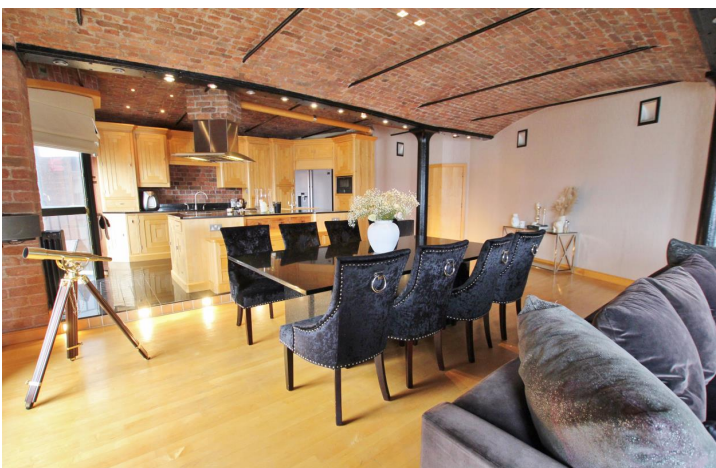




The Colonnades, Albert Dock, Liverpool, L3 4AB

- Executive Three Bedroom Third Floor Apartment
- Impressive Open Plan Lounge, Kitchen & Diner
- Three Generously Sized & Well Presented Bedrooms
- x2 Spaces in Secure Underground Car Park & Concierge Service
- Set within Iconic Grade II Listed Colonnades Building
- Bespoke Fitted Kitchen with Integrated Appliances
- Two En Suites & Guest WC
- Highly Desirable Location



Offers in Excess of £800,000



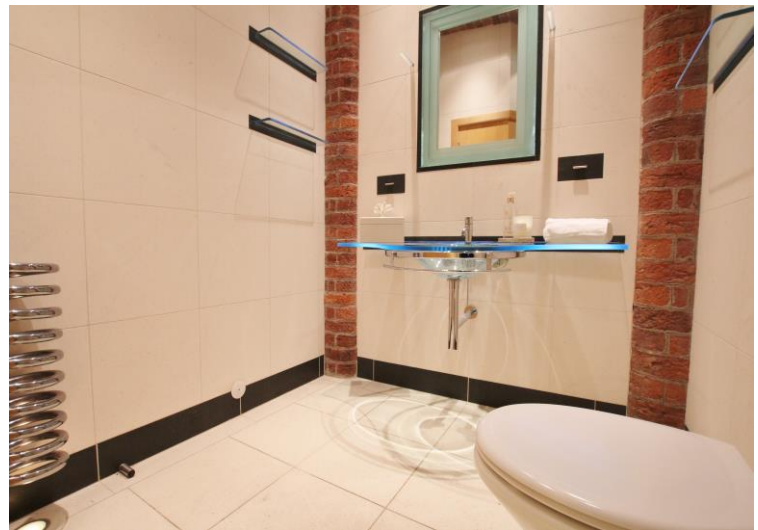














Description

Located within the iconic Colonnades building in Liverpool's Albert Dock, L3, is this executive three bedroom apartment, welcomed exclusively to the sales market courtesy of appointed agents, Move Residential. Set within a prestigious Grade II listed building, the property showcases its history with striking exposed brickwork, wonderfully high ceilings, cast iron pillars and beautiful stone flooring. With a 24hr Concierge service, this impressive communal entrance also benefits from both stair and lift access to the third floor - where this luxury apartment is situated. Upon entering the property, you are greeted to a grand and inviting entrance hallway which provides access to each room in the property. From the entrance hall, you are led into an impressive open plan lounge, kitchen and diner. An ideal space for sociable living and entertaining guests, this expansive room is finished in a tasteful decor with quality wooden flooring and exposed brick vaulted ceilings. Offering a dedicated seating and formal dining area, the room also showcases a bespoke fitted kitchen which is complete with a range of stylish wall and base units with complementing Granite work tops, a variety of high specification integrated appliances and plentiful work surface space which incorporates a large central island unit. The kitchen also benefits from a convenient utility area which offers additional storage space. The bedroom accommodation consists of three generously sized and very well presented bedrooms, comprising; a master bedroom suite with a private en suite and walk in wardrobe, a secondary well proportioned double bedroom which also benefits from en suite facilities and a third good sized room which is currently utilised as an office space/study. Concluding the interior of the property is a convenient WC. Further benefits to this outstanding property include secure allocated parking, 24 hour concierge service and secure intercom access. Combining traditional and contemporary features, this exceptionally presented property will provide a fabulous future home for an incredibly lucky buyer.

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 - Exposed brick wall, doors to all rooms, solid wooden flooring.

Open Plan Lounge Kitchen Diner -39' 2" x 26' 7" (11.93m x 8.10m)

Exposed brick wall, doors to all rooms, solid wood flooring, French windows to rear and side aspect, cast iron radiators, wooden flooring, x2 balcony areas, range of wall and base units with Granite work surfaces, extractor fan, integrated five ring electric hob and double oven, double sink unit with mixer tap, integrated waste disposal, integrated microwave, dishwasher, integrated steamer.

Bedroom One -33' 2" x 21' 3" (10.10m x 6.47m)

French windows to front aspect, cast iron radiator, spotlights, exposed brick feature wall, access to en suite.

Bedroom One En Suite - Three piece suite, tiled floor, fully tiled walls, towel rail, spotlights.

Walk In Wardrobe - 11' 7" x 9' 9" (3.54m x 2.96m)

Spotlights, fitted wardrobes and drawers.

Bedroom Two - 29' 2" x 10' 9" (8.88m x 3.28m)

French windows to front aspect, cast iron radiator, exposed brick feature wall.

Bedroom Two En Suite - Three piece suite, spotlights, towel rail, exposed brick ceiling, fully tiled walls, tiled floor.

Bedroom Three / Office - 11' 5" x 11' 3" (3.49m x 3.44m)

Spotlights, fitted office furniture, cast iron radiator, exposed brick ceiling.

Separate WC - Two piece suite, tiled floor, exposed brick ceiling.

Utility Room - Tiled floor, spotlights, fitted cupboards.

External - x2 Parking spaces.

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.