



The Colonnades, Albert Dock, Liverpool L3 4AB

- A Truly Exceptional Three Bedroom First Floor Apartment
- Finished To Exemplary Specifications & Brimming With Charm
- Three Generously Sized & Immaculately Presented Bedrooms
- Contemporary Family Shower Room & External Storage Room
- Prime Location Within The Historic & Picturesque Albert Dock
- Impeccably Finished Open Plan Kitchen, Dining & Living Area
- Walk-In Wardrobes & Ensuites To The Two Primary Bedrooms
- Two Allocated Basement Parking Spaces & Concierge Service



Offers in Excess of £595,000

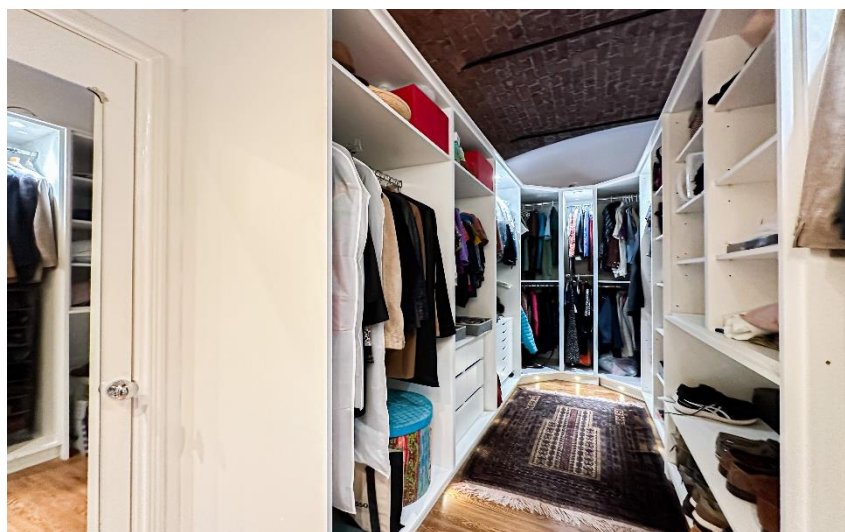


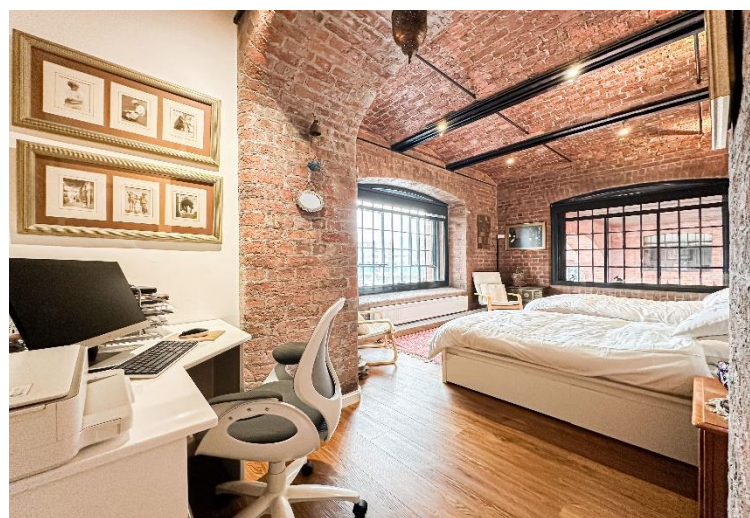


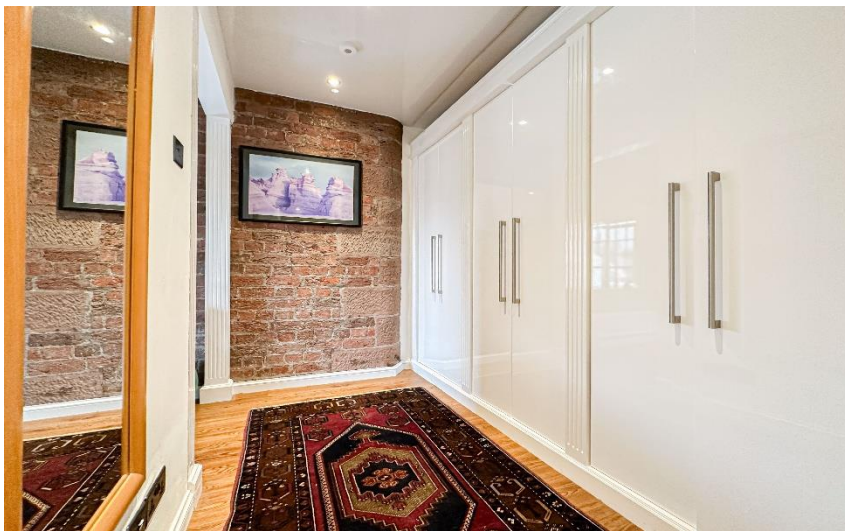
















Description

Can you imagine living in a city centre with a view like this from your windows? A sight never to be impeded and a residence never to be overlooked.



Looking over water graced with swans and gulls, within and surrounded by the largest collection of Grade I listed buildings in the country; call it romantic, maybe, or even a privilege. Here's your opportunity to enjoy the ambience. Centrally located in the same building as the Tate Liverpool, with views across the city to the Metropolitan Cathedral in the distance, this is a charming, spacious, luxuriously appointed apartment located in a very special environment, and is the only apartment which enjoys 180-degree views of the dock and two aspects of the busy colonnade below.

Constructed in 1846 and converted in 1986 from a bombed and derelict former bonded warehouse to become a significant component of Liverpool docklands redevelopment, this building represents a period at the height of the British Empire's dominance of the high seas. Forming a celebrated part of Liverpool's dockland heritage, today it offers residents an exceptional lifestyle where character, culture and convenience combine; it is an exclusive home to those who appreciate its welcoming environment. Indeed, living at the Albert Dock offers far more than just a home. On your doorstep are world-class attractions including the Tate Liverpool, the International Slavery Museum and the Merseyside Maritime Museum, together with a host of waterfront dining and leisure opportunities.

It is about living in an iconic period building, one replete with character, steeped in maritime history; indeed, a unique experience. From this lovely apartment on the first floor of a 5-storey, thick-walled solid brick building beholds a magnificent panorama of the Albert Dock basin with boats moored around the dock walls; it is the only apartment with two aspects of the busy colonnade below, lined with gift shops, bars, al fresco restaurants and filled with people in constant motion but from which activity hardly a sound can be heard.

Viewed from above, the ever-changing scene of visitors, festivals and waterfront life creates a living picture, yet within the apartment a tranquil, private retreat awaits. Internally, the property blends historic charm with contemporary luxury, characterful exposed brick walls and brick vaulted ceilings. Large traditional cottage pane windows with secondary glazing fill the interior with natural light, but only rarely can any sound be heard from the crowds outside. Arranged across a single floor, the accommodation centres around an expansive open-plan kitchen, dining and living area – ideal for entertaining or relaxing. The sleek, modern kitchen features integrated appliances and stylish finishes, perfectly complementing the industrial heritage of the space.

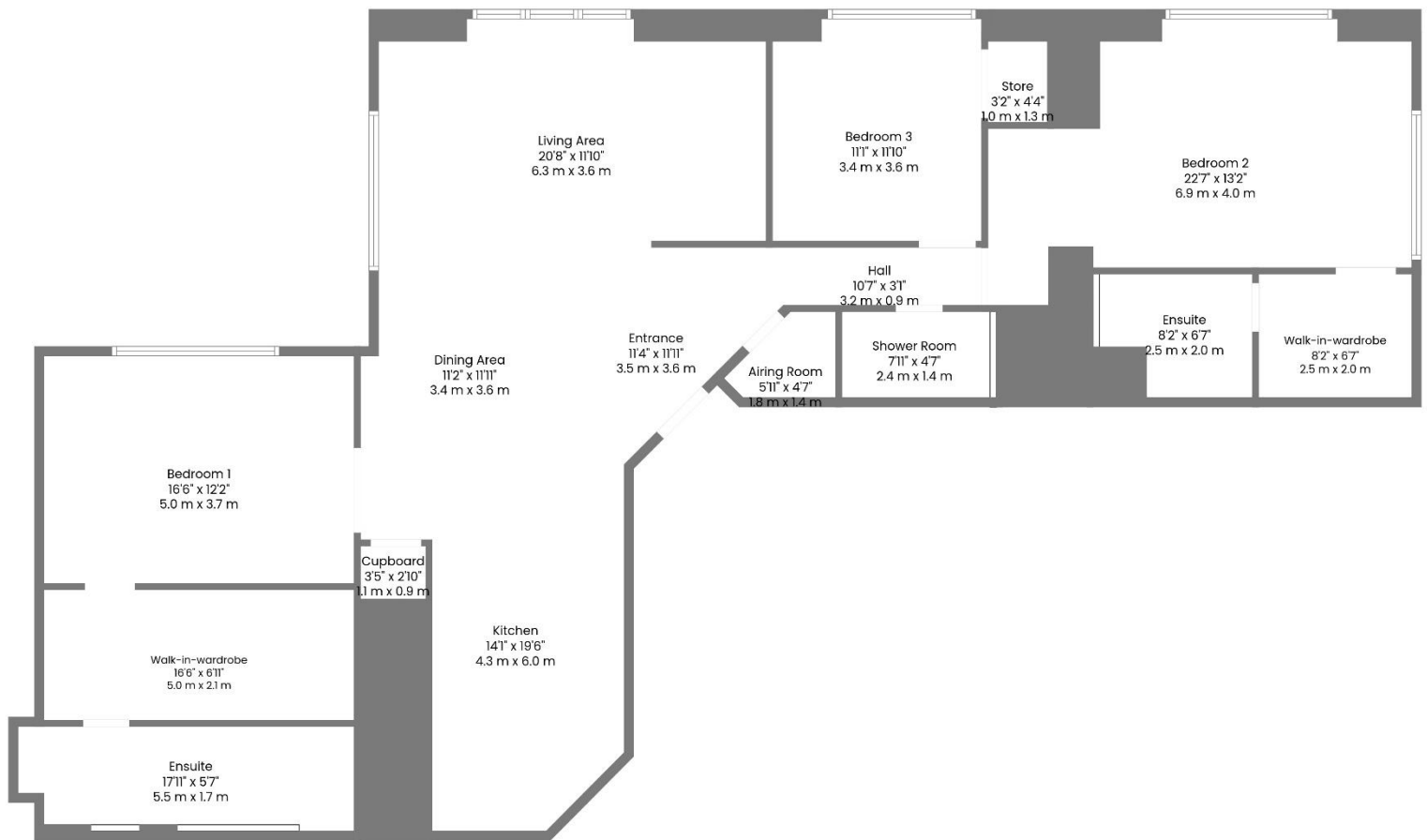
The apartment offers three generously proportioned bedrooms, two of which include walk-in wardrobes and luxurious en suite bathrooms, the third can alternate as a study or office. The master suite is a sanctuary in itself, boasting a sumptuous en suite with double sinks, bath and walk-in rain shower; bath mirrors with built-in TVs and underfloor heating add a touch of modern indulgence. The third is a shower room that further enhances flexibility for family or guests. Additionally, there is a sizable external storage room along the passage, and two allocated basement parking spaces, accessed via an adjacent lift.

In the impressive double-volume brick vaulted foyer, ornamented with an original hydraulic lifting ram fixed to one wall, sits a welcoming concierge to receive deliveries, store packages, direct visitors and provide 24/7 security for the residents. Couches are there for residents to meet, greet and chat or just to sit in comfort and while away the time in splendid surroundings.

Access to the 115 individual apartments, each of unique layout located on four floors, is by four lifts, from which wind carpeted corridors, the walls adorned with photographs of old and memorable vessels that frequented the port and docks over many years. The emotion is that of a 5-star self-catering hotel suite, its exposed brick walls and high vaulted ceilings providing sonorous acoustics for the wonderful enjoyment of music.

The Royal Albert Dock offers an unrivalled waterside central destination, combining fascinating history and stunning architecture with culture, dining and shopping.

Floor Plan



TOTAL: 1838 sq. ft, 171 m2

FLOOR 1: 1838 sq. ft, 171 m2

EXCLUDED AREAS: WALLS: 114 sq. ft, 10 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.