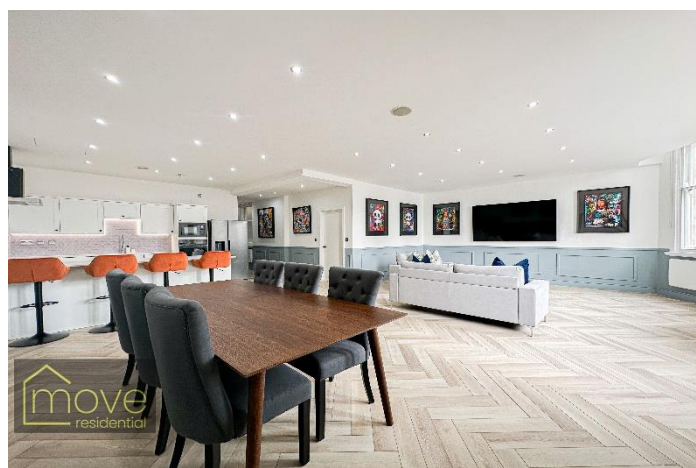




Water Street, City Centre, Liverpool L3 1BH

- Luxurious Two Bedroom Upper Floor Apartment
- Found Within Prestigious Grade II Listed Building
- Two Generously Proportioned Double Bedrooms
- Contemporary Four-Piece Family Bathroom Suite
- Enviably Located In The Heart Of The City Centre
- Striking Open Plan Kitchen, Dining & Living Area
- Ensuite & Walk-In-Wardrobe To Master Bedroom
- Smart Communal Entrance With 24h Concierge



£475,000

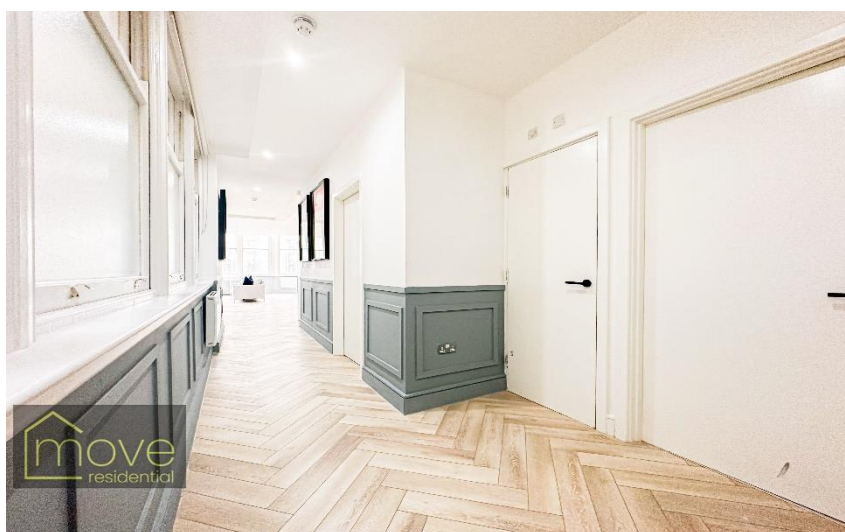
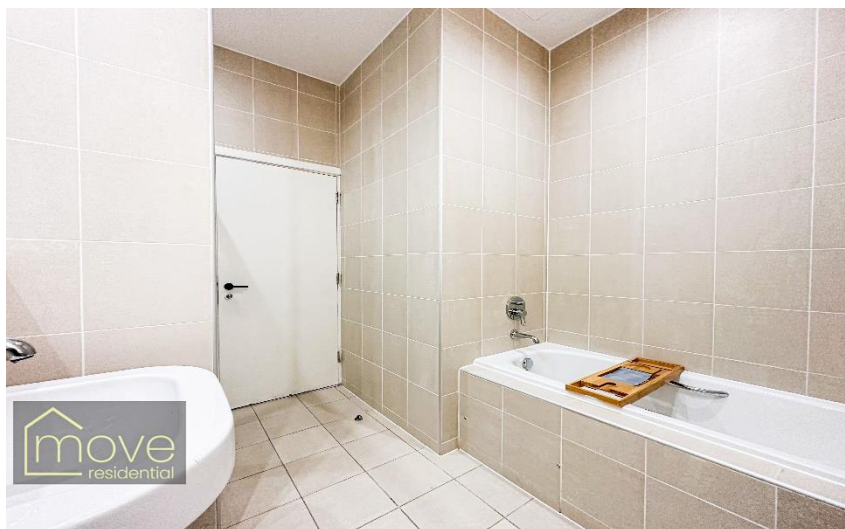














Description

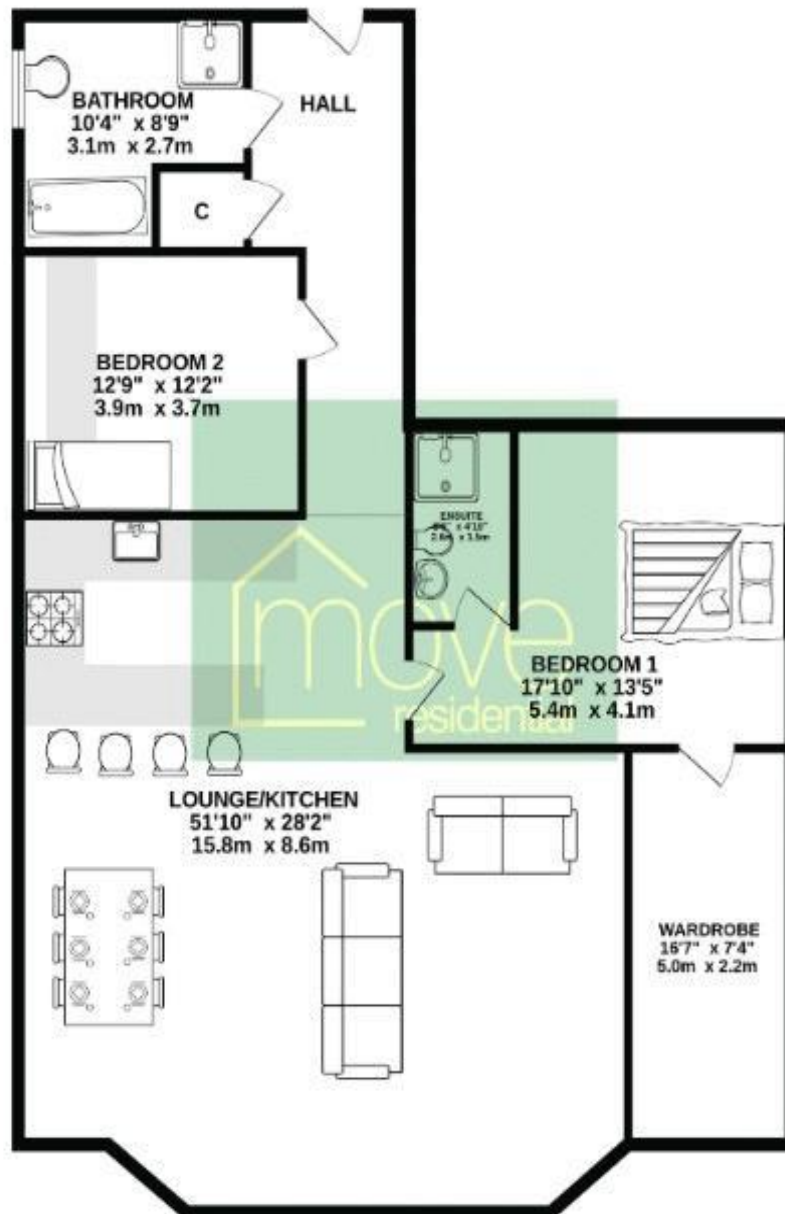
Those looking for luxury city living should look no further than this stunning two bedroom upper floor apartment, located within the prestigious Grade II listed Tower Building on Water Street, L3. Finished to the most exemplary specifications throughout with meticulous attention to detail, this property epitomizes sophistication, comfort, and style. Boasting a versatile layout over 131Sq meters and showcasing scenic views of the River Mersey & the iconic three graces, this promises to make a truly enviable future home for a very lucky buyer. You are greeted into the Tower Building by a smart communal entrance which makes a fabulous first impression, complete with a 24-hour concierge service which ensures security and convenience and a choice of lifts or stairs to the upper floors. The building also provides direct access to a charming coffee shop, perfect for your daily caffeine fix or a quick bite to eat. Upon entering the apartment, you are welcomed by an inviting entrance hall which transitions into a striking open-plan kitchen, dining and living area, finished to an immaculate standard throughout boasting bespoke chic wall panelling and Amtico Herringbone flooring. The kitchen is complete with a range of elegant fitted base and wall units complementary worktops, and a selection of sleek integrated appliances. There is a centre island which incorporates a breakfast bar, providing the ideal spot for more casual dining, and with ample room to accommodate both a sitting and dining area, this presents the ultimate social setting for relaxing and entertaining guests. The sleeping accommodation consists of two generously proportioned double bedrooms, each impeccably presented and receiving an abundance of natural light. The master room enjoys the added luxury of a contemporary style ensuite shower room and a walk-in wardrobe, and concluding the interior of this spectacular apartment is a deluxe four-piece family bathroom suite.

Location

Situated within the desirable L3 postcode area, this property offers effortless access to Liverpool 1 shopping centre, the iconic Albert Docks, and the diverse amenities provided by the vibrant city of Liverpool. Within proximity, you'll find major tourist attractions such as the city's cathedrals, along with supermarkets, churches, schools, as well as an array of dining, entertainment, and recreational options like restaurants, bars, cafes, and cinemas just a short stroll away. Moreover, benefiting from its strategic location, the property is a mere five-minute drive to both the Birkenhead and Wallasey tunnels, with easy access to the M62, M57, and M58 motorways. Additionally, multiple train links in close vicinity make this location highly convenient for commuters and city professionals alike.

Floor Plan

1416 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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.