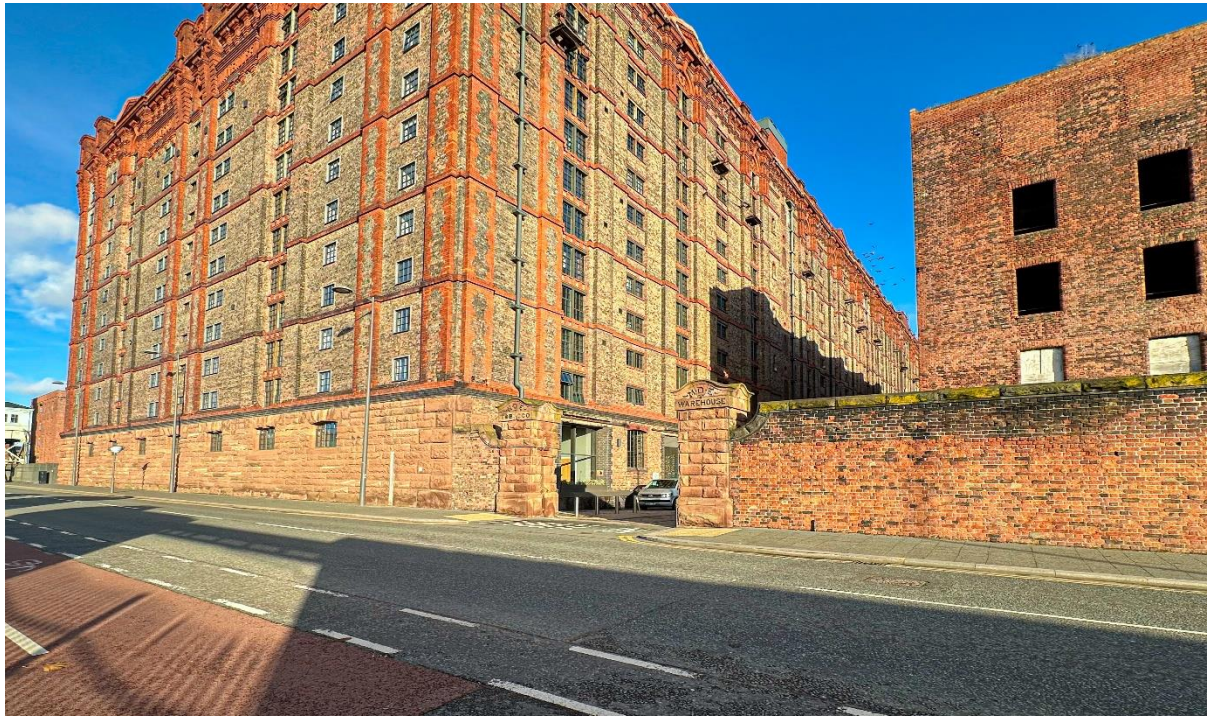


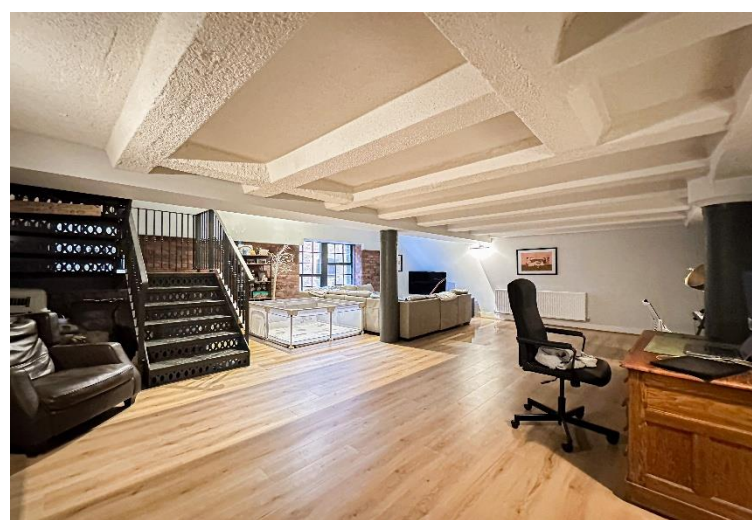


Regent Road, Stanley Dock, Liverpool L3 0BA

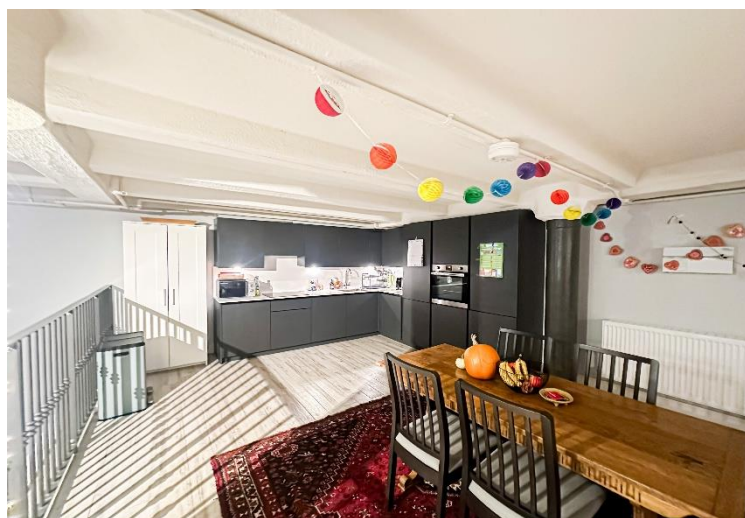
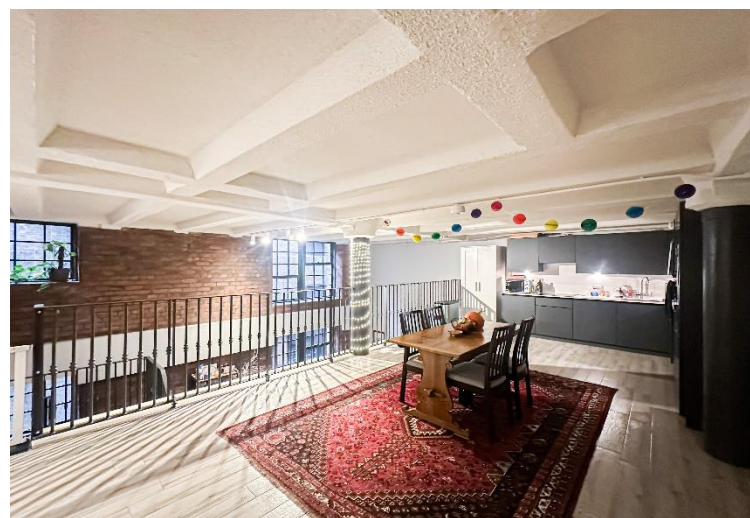
- Striking Two Bedroom First Floor Duplex Apartment
- Finished To High Standard With Plenty Of Character
- Stylish Fitted Kitchen Diner To The Mezzanine Level
- Ensuite To Master & Modern Family Shower Room
- Scenic Waterfront Location Close To The City Centre
- Showstopping Double Height Loft Style Living Area
- Two Large & Beautifully Finished Double Bedrooms
- Residents Further Benefit From 24 Hour Concierge



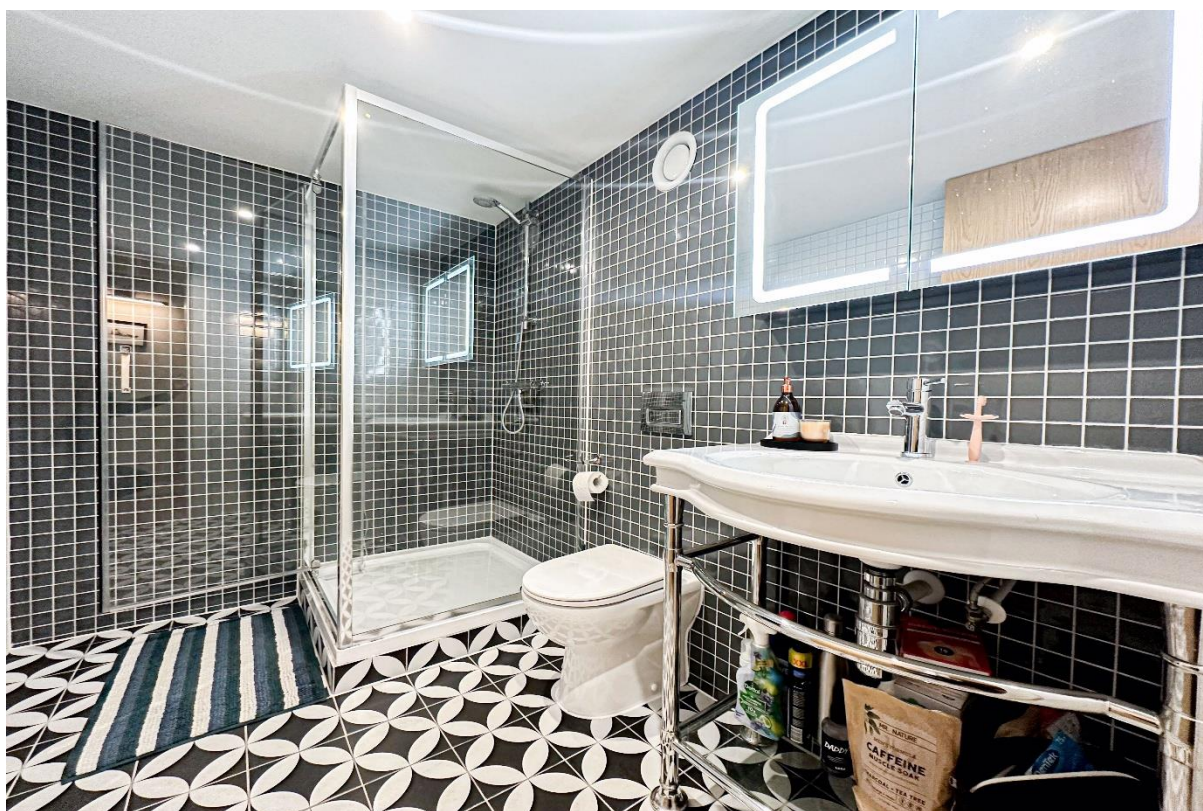
£350,000

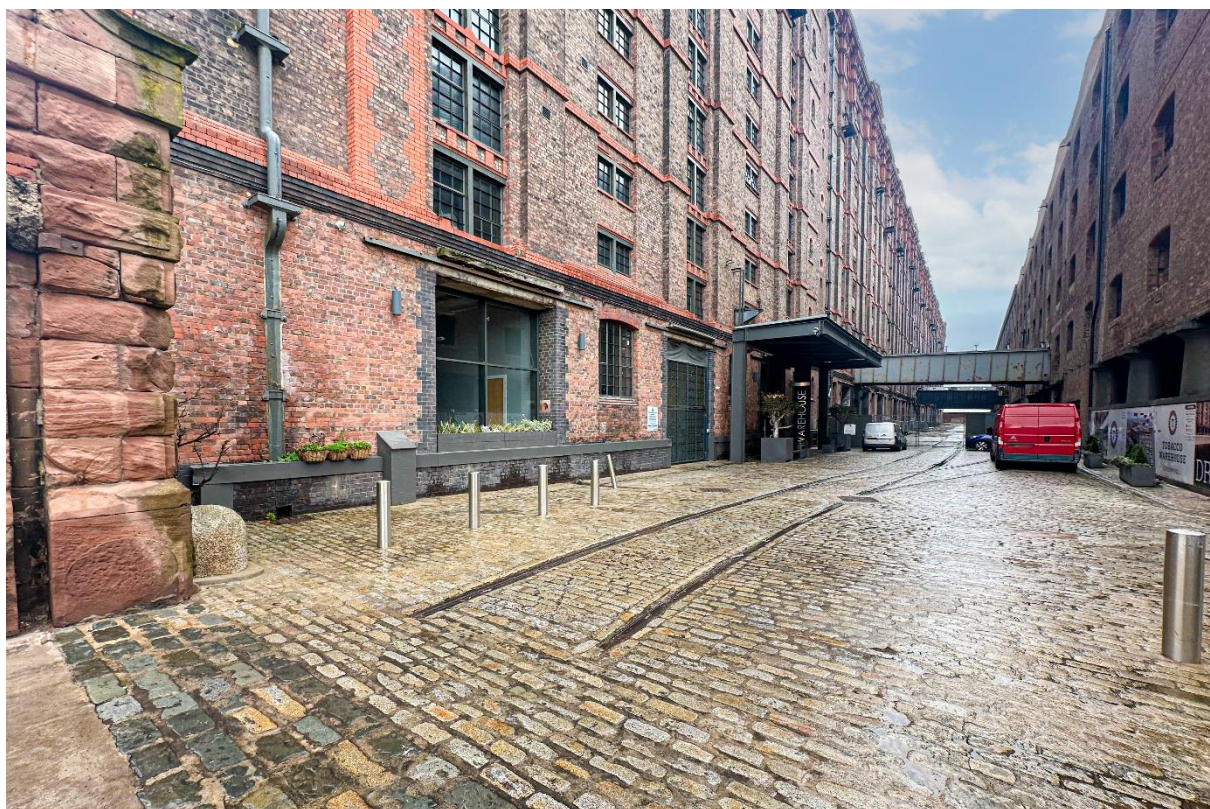
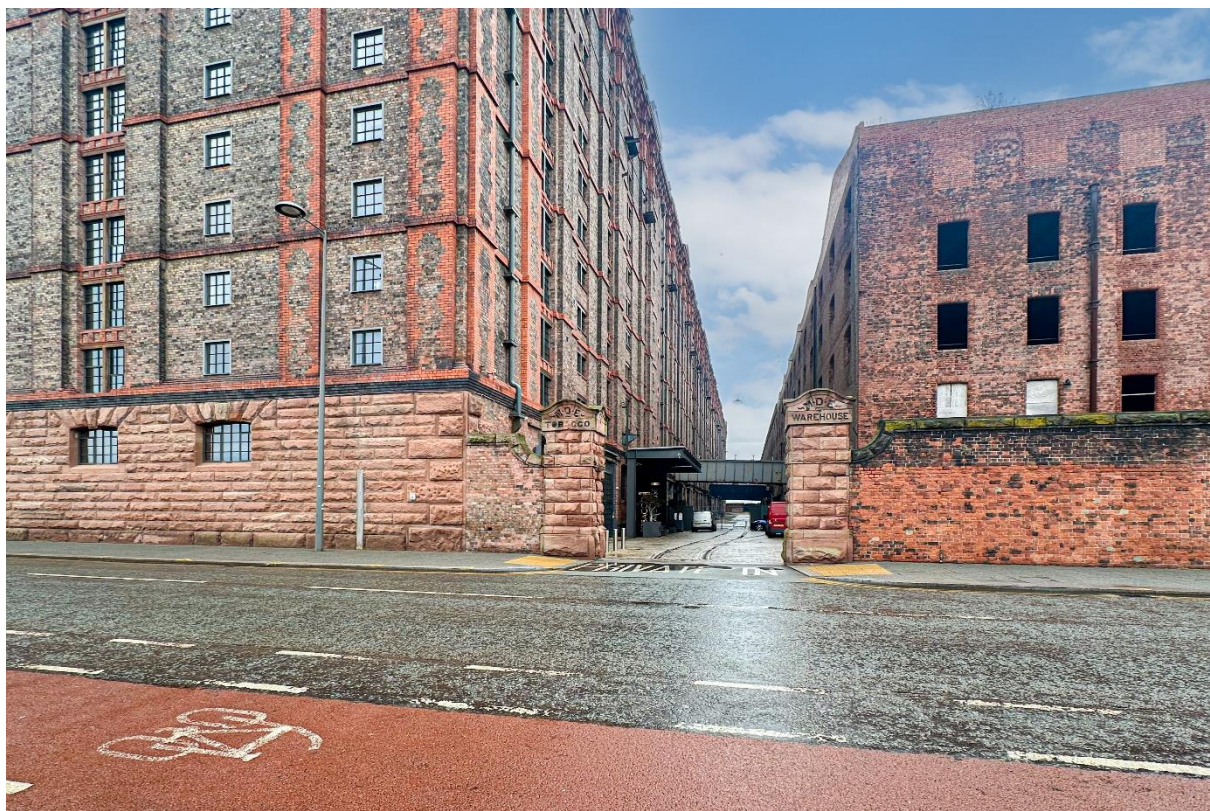












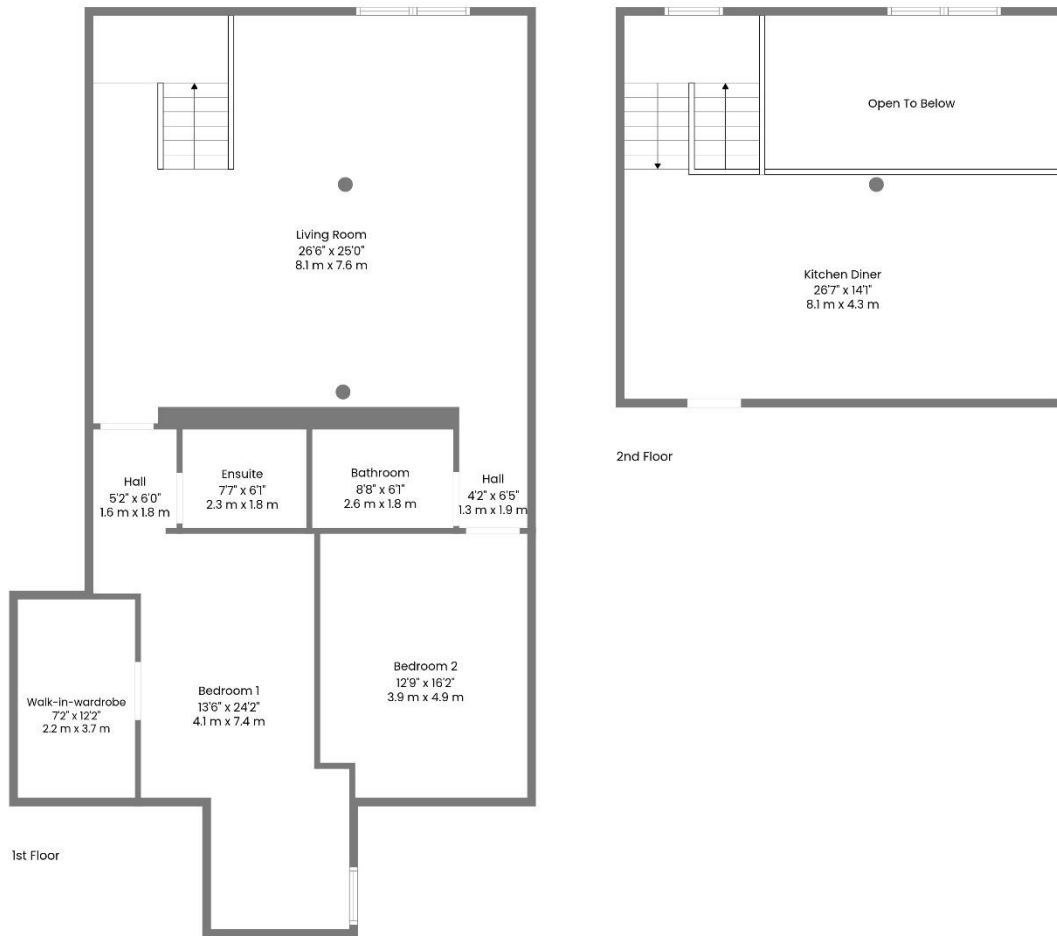
Description

Arriving at the sales market courtesy of appointed agents Move Residential, is this striking two bedroom first floor duplex apartment which enjoys a scenic waterfront location, found within the Tobacco Warehouse development on Stanley Dock, L3. This property has been finished to high specifications throughout whilst preserving the original architecture of the building, boasting exposed brickwork and carefully restored windows, presenting an opportunity not to be missed for those seeking city centre living without compromising on character. You are greeted into the apartment by an impressive double height loft style living space, which enjoys attractive wood style flooring throughout and offers a wealth of space for relaxing and entertaining. The mezzanine level above is dedicated to the modern kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops and a selection of sleek integrated appliances. With ample room to accommodate a dining table, this presents a social setting for sharing mealtimes and cooking in company. The sleeping accommodation consists of two generously proportioned and beautifully presented double bedrooms, with the master enjoying the added luxury of an ensuite, and adding the finishing touch to the interior of this unique apartment is a deluxe contemporary style family shower room. Residents of the building further benefit from a private residents' lounge, a 24 hour concierge service and lift access to all floors.

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.

Floor Plan



TOTAL: 1853 sq. ft, 172 m2

1st floor: 1398 sq. ft, 130 m2, 2nd floor: 455 sq. ft, 42 m2

EXCLUDED AREAS: OPEN TO BELOW: 169 sq. ft, 16 m2, WALLS: 139 sq. ft, 13 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	84 B	84 B
69-80	C		
55-68	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.