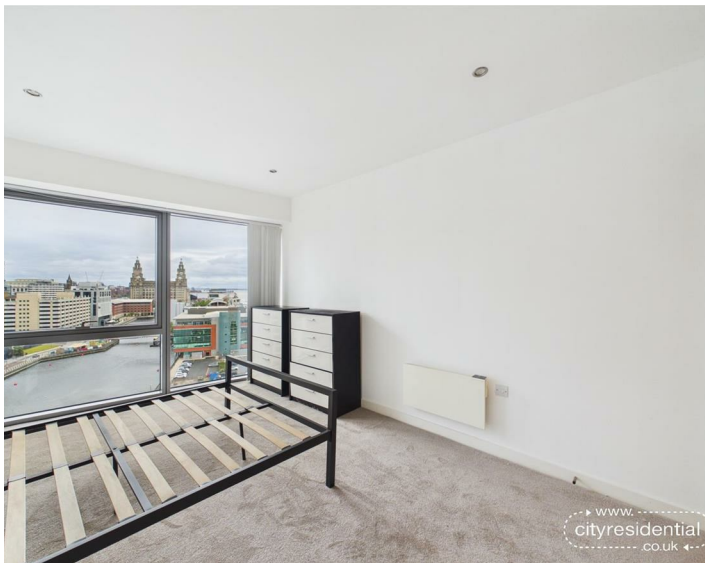


97 Alexandra Tower 19 Princes Parade, Liverpool, L3 1BF  
Asking Price £170,000 Leasehold

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## About the Property

Situated within the highly regarded Alexandra Tower development at Princes Dock, this impressive two bedroom apartment offers contemporary waterfront living in one of Liverpool's most desirable locations.

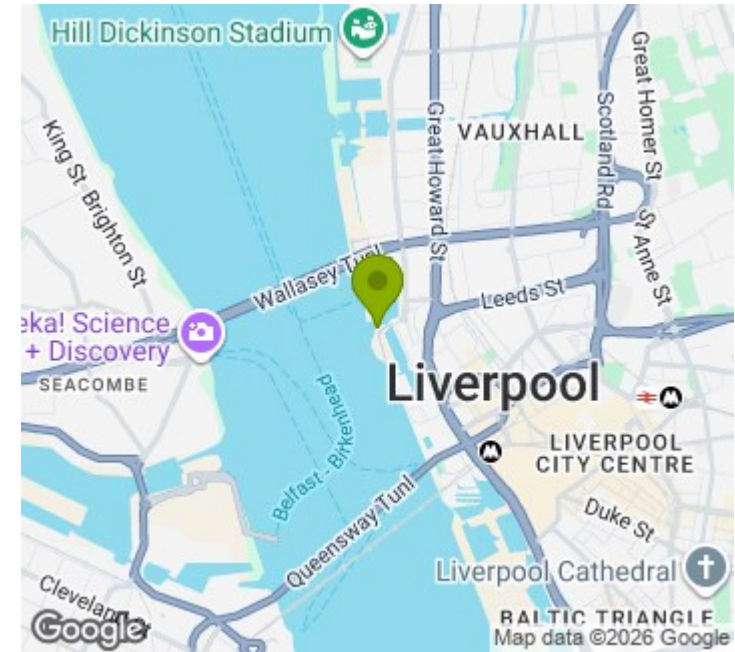
The property features a spacious open plan living, dining and kitchen area, designed to maximise both comfort and functionality. Expansive floor to ceiling windows allow natural light to pour into the apartment while showcasing spectacular views across Princes Dock, The Royal Liver Building and River Mersey, providing an ever changing backdrop throughout the year.

There are two well proportioned double bedrooms, both benefiting from newly fitted carpets that enhance the apartment's fresh and well presented feel. The principal bedroom also enjoys the added luxury of a private en-suite shower room.

Combining exceptional dockside views, generous living space and a prime waterfront setting, this outstanding apartment presents a fantastic opportunity to enjoy the very best of Liverpool city living.

Contact City Residential today on 0151 231 6100 to arrange your viewing.

- Prestigious Alexandra Tower waterfront apartment
- Two spacious double bedrooms
- Open plan living, kitchen and dining area
- Floor to ceiling windows with River Mersey views
- Newly fitted bedroom carpets and en-suite master bedroom
- Prime Princes Dock location close to the city centre



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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