



## 8 The Albany Old Hall Street, Liverpool, L3 9EL

### Offers In Excess Of £170,000

Welcome to this exceptional duplex penthouse apartment within the iconic Albany Building, one of Liverpool city centre's most prestigious and architecturally striking developments. This magnificent Grade II Listed landmark, located in the very heart of Liverpool, perfectly blends historic character with contemporary city living.

Positioned in one of the city's most desirable locations, residents enjoy immediate access to Liverpool's Central Business District, making it an ideal home for professionals seeking both convenience and lifestyle. The surrounding area offers an outstanding selection of amenities, from stylish cafés and award-winning restaurants to vibrant bars, boutique shopping and cultural attractions. With the Liverpool waterfront, Liverpool ONE, and excellent transport connections all within easy reach, the property offers the very best of city living right on your doorstep.

This chain-free duplex apartment offers spacious, well-designed accommodation. The lower level comprises two generous double bedrooms, including a superb master bedroom with en-suite shower room, along with a well-appointed main bathroom.

Upstairs, the property opens into a spectacular open-plan living and kitchen space, where impressive floor-to-ceiling windows flood the room with natural light and create a bright, contemporary living environment. Sliding doors lead directly onto a substantial balcony, offering a fantastic outdoor space rarely found in city centre apartments. The modern, sleek kitchen is thoughtfully designed and features integrated appliances including an oven, hob and dishwasher.



## Hallway

The hallway is carpeted and leads to the bedrooms and bathrooms downstairs. It features a staircase rising to the upper floor, which houses the open-plan living area.

## Kitchen Diner/Living Area

24'1" x 17'5" (7.3m x 5.3m)

This open-plan kitchen, dining, and living area is bright and spacious, measuring 7.3m by 5.3m. The room benefits from floor-to-ceiling windows and glass doors that open out onto a long balcony, flooding the space with natural light. The kitchen features a modern design with wood-effect cabinetry, integrated appliances, and tiled flooring, which contrasts with the warm wooden flooring in the living and dining sections. This is a fantastic space for entertaining or simply relaxing.

## Balcony

The balcony runs along the width of the living area and provides ample outdoor space with wooden decking and a metal railing. It overlooks the surrounding cityscape, offering an outdoor area for relaxation or entertaining.

## Bedroom 1

16'1" x 9'0" (4.9m x 2.7m)

The master bedroom measures 4.9m by 2.7m and offers a calm and neutral space with carpet flooring and soft lighting, creating a restful atmosphere. It includes an ensuite shower room with tiled walls and floor, a walk-in shower cubicle, a modern wall-mounted toilet, and a hand basin, all presented in light neutral tones for a clean finish.

## Bedroom 2

12'0" x 7'7" (3.6m x 2.3m)

The second bedroom is a comfortable size with neutral décor and carpet underfoot, making it a versatile space for guests or as a study. The room has a small window and is easily accessible from the hallway.

## Bathroom

The family bathroom is fully tiled in a neutral palette and includes a bath with shower overhead, a modern toilet, and a hand basin. It provides a clean and practical space adjacent to the bedrooms.

## Externally

Impressive development with secure intercom access, on site concierge and allocated parking.

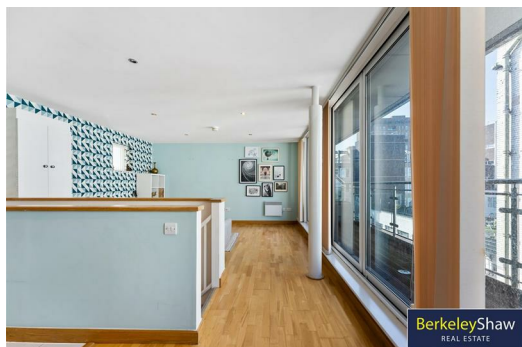
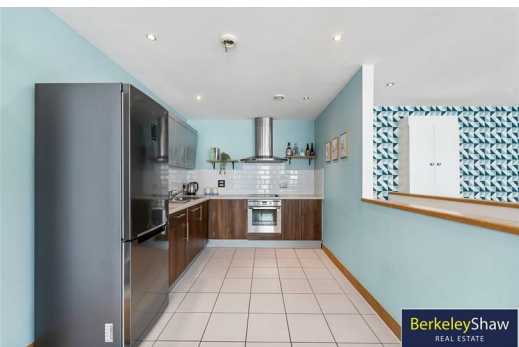
## Communal hallway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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 not be used for any other purpose. The services, contents and quality of materials shown hereon are not guaranteed as to their availability or efficiency can be given. Made with MyHomeplan.com



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