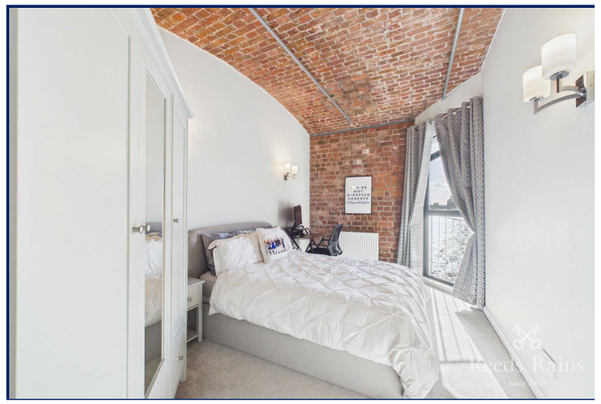
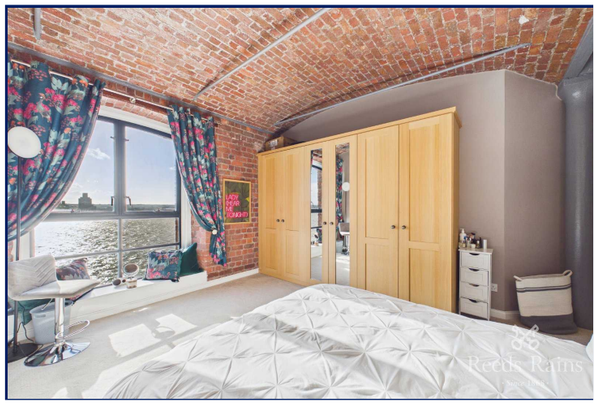
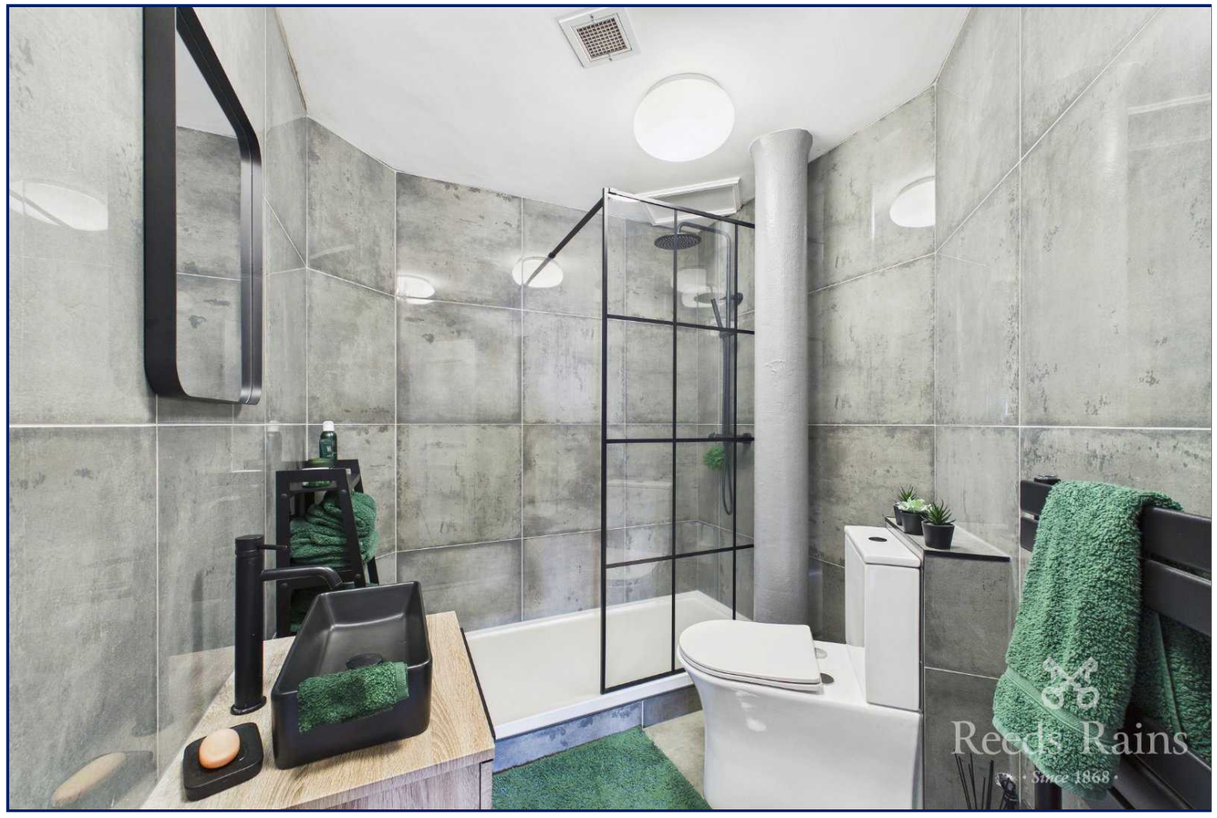
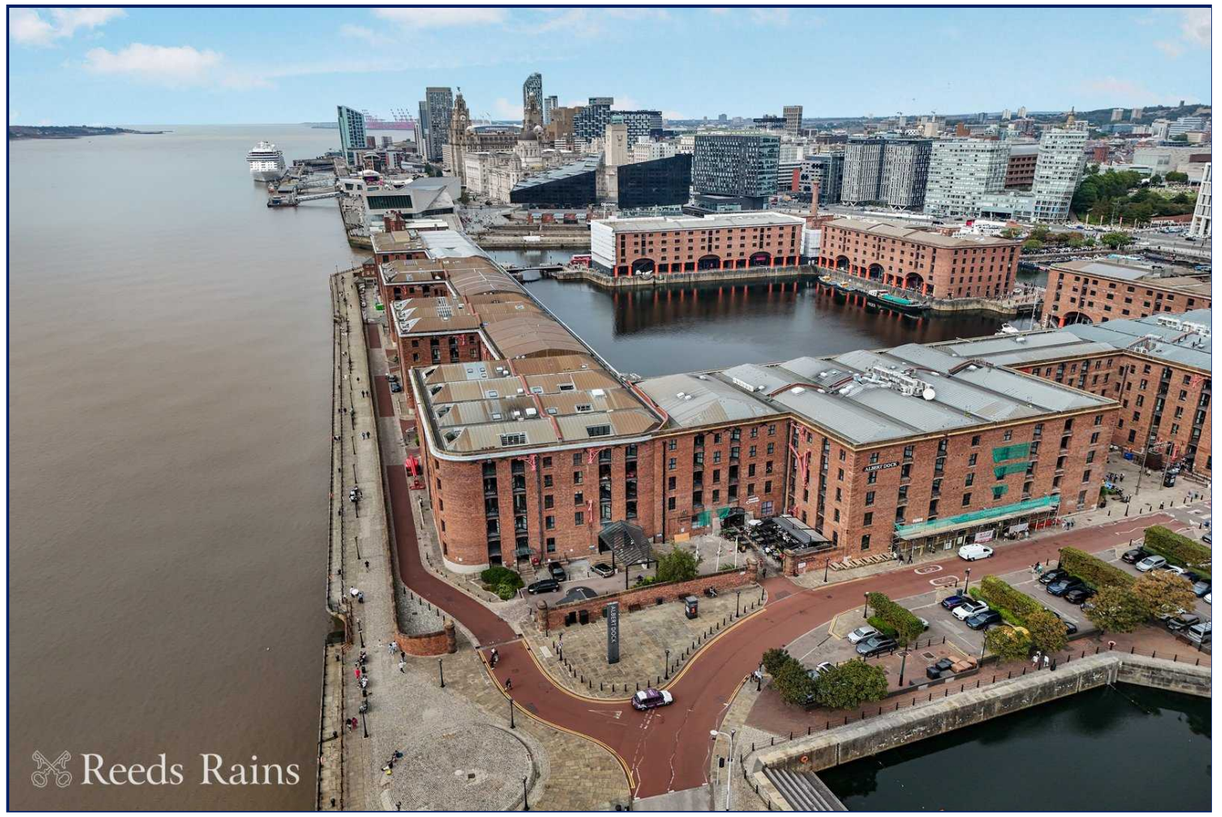
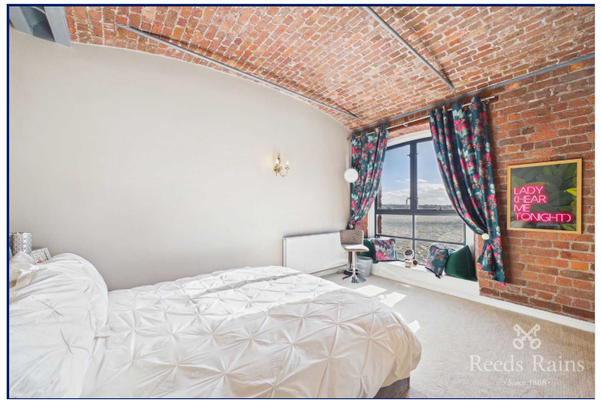
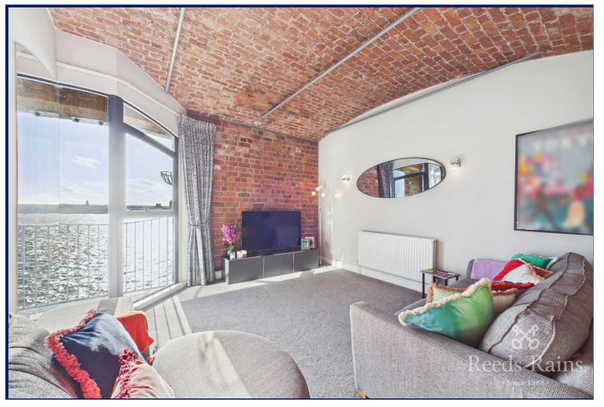




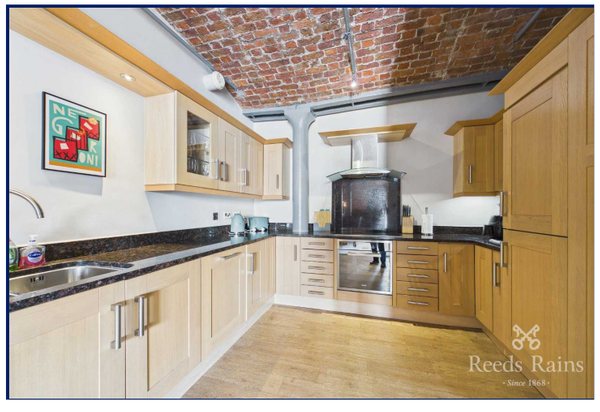












The Colonnades, Albert Dock,
Liverpool, Merseyside, L3

Offers Over: £350,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Colonnades, Albert Dock, Liverpool, Merseyside, L3

Offers Over: £350,000 Leasehold

Council Tax Band: E
EPC Rating: D

No Onward Chain - Large Parking Space - River Mersey Views

Fresh to the open sales market, a rare opportunity to purchase this stunning river fronted apartment with private balcony and secure underground parking.

The Colonnades offers the most secure and safe spot in the city and is within walking distance of excellent restaurants, L1 shopping centre and the much coveted Albert Dock on Liverpool's Waterfront.

The property offers a modern living at its finest with a fully fitted kitchen, modern shower room and newly-fitted en-suite with walk-in shower. The expansive living and dining space offers views over the Mersey as do both bedrooms with the secondary bedroom providing access to a private balcony overlooking the River Mersey.

The home also provides secure underground allocated parking which is situated close to the lift along with the apartment being easily accessed via the lift from all floors. The space is one of the larger spaces in the Colonnades and can be viewed.

TWO BEDROOM APARTMENT

EXTERNAL/COMMUNAL
Secure underground parking located beneath the building. Large parking space situated next to the lift for easy access up to apartment.
24/7 concierge with stairs and lift to all floors.

THIRD FLOOR APARTMENT

Hallway
Entrance to the property, large double door utility cupboard, double doors to living space, access to shower room and door to internal hallway.

Living/Dining Room
13'1" (3.99) x 25'1" (7.65) (approx)
Expansive living and dining space with window overlooking River Mersey and open-plan access to kitchen.

Kitchen
11' (3.36) x 14' (4.27) (approx)
Fitted modern kitchen with a number of integrated appliances.

Bedroom 1
12'2" (3.72) x 14'2" (4.32) (approx)
Main bedroom with large wardrobes, space for king size bed and access to private en-suite.

En-suite
7'1" (2.15) x 9'3" (2.82) (approx)
Three-piece bathroom suite with walk-in shower, toilet and wash basin.

Bedroom 2
9' (2.75) x 15'7" (4.76) (approx)
Sizeable secondary double bedroom with space for wardrobes, double bed and desk, access to balcony.

Shower Room
6'4" (1.92) x 7'5" (2.26) (approx)
Three-piece family shower room with shower cubicle, toilet and wash basin.

General Info
Lease: 150 years less 3 days from 1 October 1985 (109 years remaining approx)
Service charges: £9,896 per annum (£2,474 - Paid Quarterly (approx))
Ground rent: £150 per annum

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk