

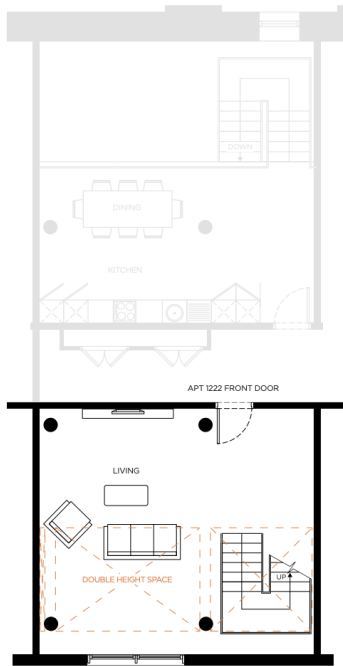


- Two Bedroom Duplex Apartment
- River & Courtyard Views
- On Site Parking Included
- Double-Height Living Rooms with Mezzanine Floors
- Fully-Fitted Kitchen with Integrated Appliances
- Located on Floors Levels 5 & 6



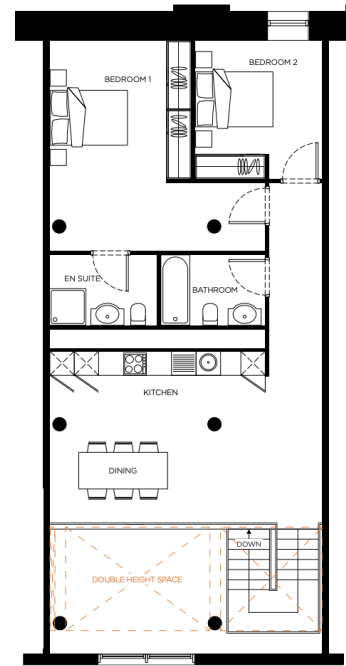


▲ RIVER SIDE ▲



Floor 5

▼ COURTYARD ▼



Floor 6

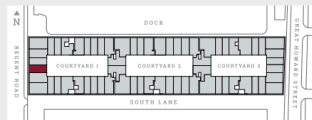


**TOBACCO
WAREHOUSE**

Tobacco Warehouse, Stanley Dock,
Regent Road, Liverpool L3 0AN

Apartment 1222 - Floor 5 & 6

View	River Side	Bedrooms	2
Size sqft	1,259 sqft	Bathrooms	2
Size sqm	117 sqm	Price	£POA



Interested in this apartment?

Logic Estates
Tel: 0151 920 2404



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicestates.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

'Straightforward Sales & Lettings'

Title Number - MS661272

Local Authority - Liverpool

Council tax - Band D

Estimated Annual Council Tax Cost - £2195

Tenure - Leasehold

Lease Terms - 250 Years From And Including 1 July 2018

Lease Term Remaining- 244 years

Ground Rent - Peppercorn

Service Charge - approx £2001.81

Conservation Area - Stanley Dock, Liverpool

Flood Risk -
Rivers & Seas: Very Low

Satellite / Fibre TV Availability -
BT

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Sky

Virgin

Mobile Coverage -
O2

EE

Three

Vodafone

(Data source from Sprift)

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent !"

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