



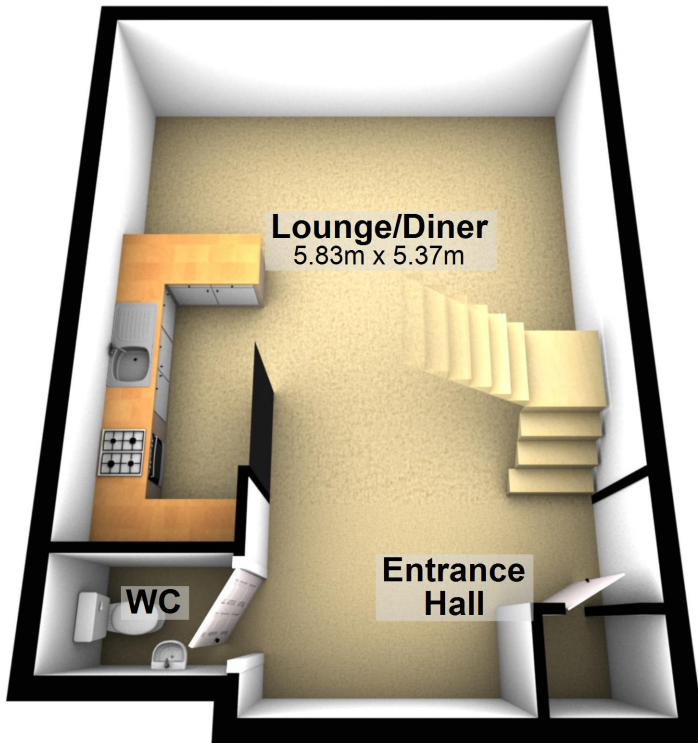
- *Unique Duplex One Bedroom Apartment
- *Sought After Development in the Albert Dock
- *Open Plan Living space with feature Staircase
- *Ground Floor WC
- *First Floor Bathroom - Separate Shower & Bath
- *Oak Flooring





Ground Floor

Approx. 38.5 sq. metres



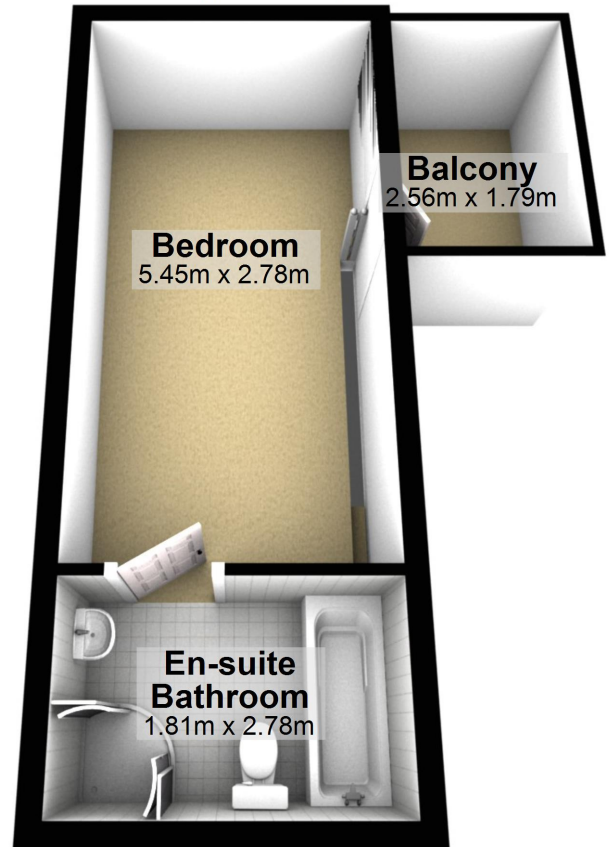
Lounge/Diner
5.83m x 5.37m

**Entrance
Hall**

WC

First Floor

Approx. 20.5 sq. metres



Bedroom
5.45m x 2.78m

Balcony
2.56m x 1.79m

**En-suite
Bathroom**
1.81m x 2.78m

Total area: approx. 58.9 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

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.



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- *Open Plan Living space with feature Staircase
- *Ground Floor WC
- *First Floor Bathroom - Separate Shower & Bath
- *Oak Flooring
- *Kitchen with integrated Appliances
- *Bedroom leading to private Balcony
- *Parking space in the basement
- *Grade 1 listed building
- *Concierge - Secure door entry

Title Number - MS435755

Local Authority - Sefton

Council tax - Band D

Estimated Annual Council Tax Cost - £2,546

Tenure - Leasehold

Conservation Area - Albert Dock

Flood Risk

Rivers & Seas: High

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky

(Data source from Sprift)

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