



Apartment 425 11 Mann Island, Liverpool, L3 1EE

£1,250

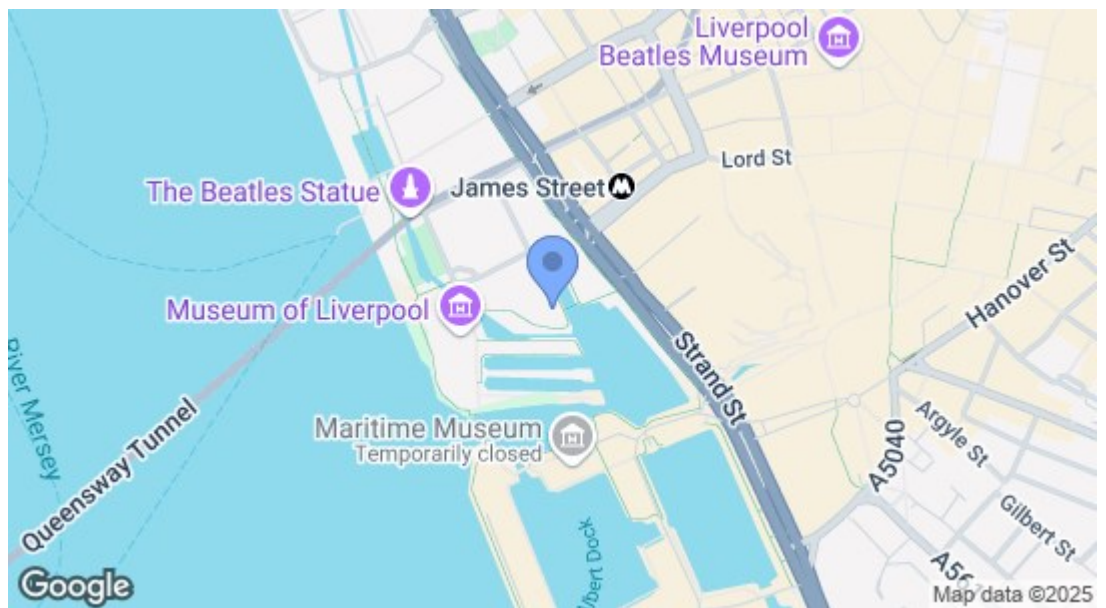
Nestled in the vibrant Mann Island, Liverpool, this exceptional purpose-built apartment presents a unique opportunity for those seeking modern urban living. Spanning an impressive 474 square feet, this larger than average corner apartment was constructed in 2013 and boasts stunning direct views of the iconic Three Graces and the bustling cityscape.

Upon entering, one is greeted by a spacious open plan kitchen, living, and dining area, perfect for both entertaining and relaxation. The apartment features two well-proportioned double bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy. A further bathroom serves the second bedroom and guests, while a convenient utility cupboard adds to the practicality of the space.

The property is offered furnished to a high standard, allowing for a seamless transition into your new home. Floor-to-ceiling windows flood the apartment with natural light, creating a warm and inviting atmosphere. Residents will also benefit from secure fob access, a 24-hour concierge service, and a secure allocated parking space, providing peace of mind and convenience.

Mann Island is ideally situated between the historic Three Graces and the picturesque Albert Dock, with Liverpool One just a stone's throw away, offering a plethora of shopping, dining, and entertainment options. This apartment is available for immediate occupancy, and we highly recommend a viewing to fully appreciate the quality and lifestyle this property has to offer.

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



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