



The Colonnades Albert Dock, Liverpool , Merseyside L3 4AB
Asking price £265,000

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Bluerow Homes are delighted to welcome to the market this one bedroom apartment situated on the first floor in the iconic Colonnades building, located next to the renowned Tate Gallery..

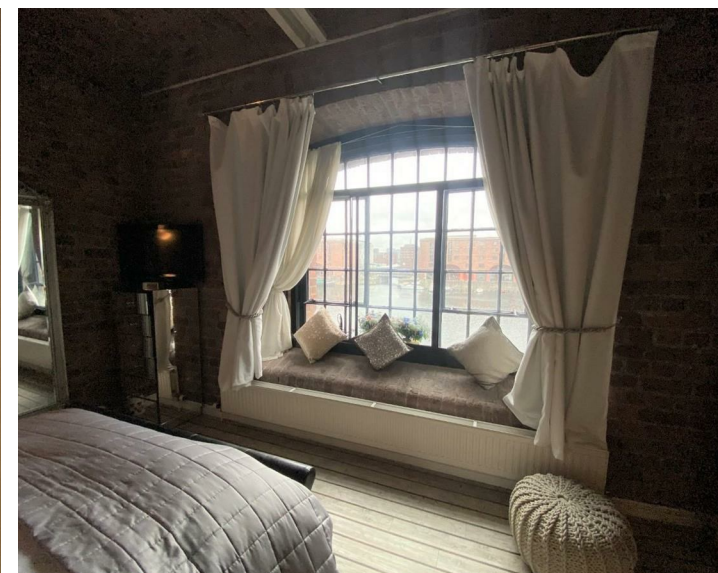
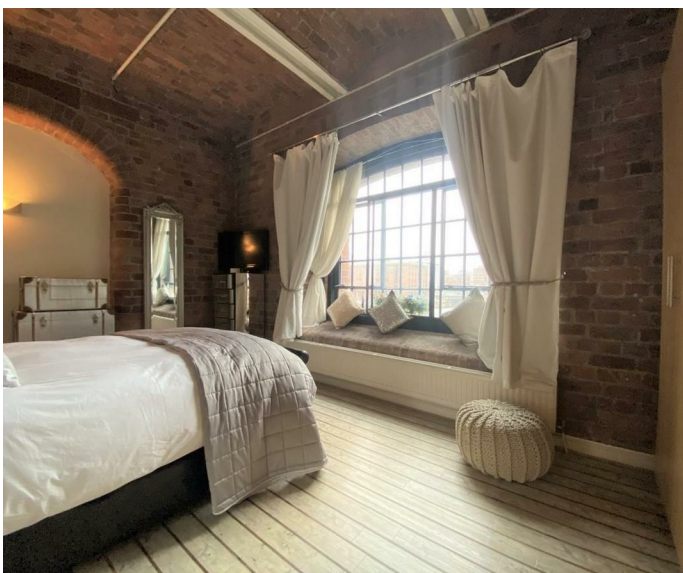
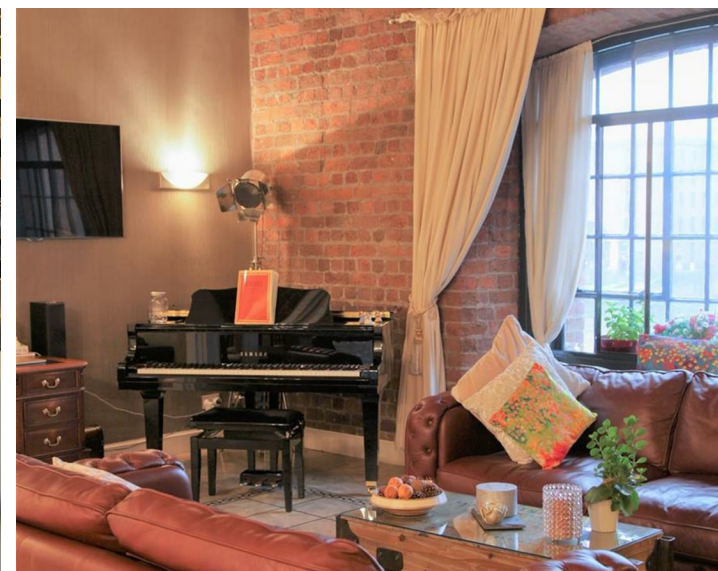
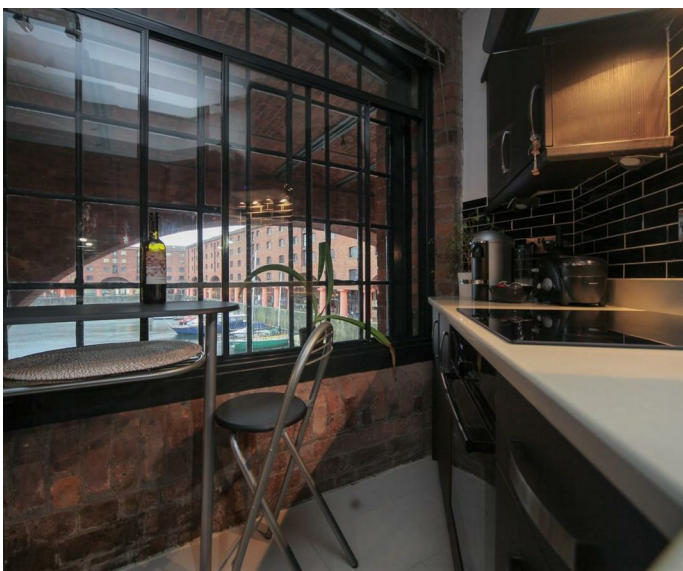
Located in the heart of the Albert dock this Grade I listed development is one of the most exclusive developments Liverpool has to offer and would make a wonderful home.

The colonnades enjoy a 24 hour concierge service, picturesque views of the albert dock and secure underground parking.

To maintain the exclusivity of the Colonnades all apartments are owner occupied and all leaseholders own a share of the freehold.

On entering the property via the entrance hall you will find a spacious open plan living/ dining area with original exposed brickwork throughout, wrought iron windows overlooking the Albert Dock, Kitchen, Double bedroom, bathroom and separate storage/cloak room.

999 Year lease
 Service charge £300per month
 Ground Rent £150 per annum



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		51	67
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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