

Tobacco Warehouse, Stanley  
Dock, Regent Road

Leasehold  
£450,000



Two Bedroom Duplex Apartment  
Dockside Facing  
Located on Floors Levels 4 & 5  
"New York Loft" Style  
Modern Kitchen with Integrated Appliances  
Allocated Parking Space

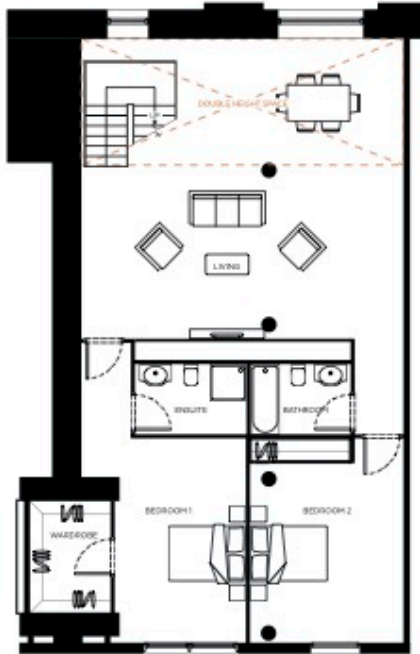


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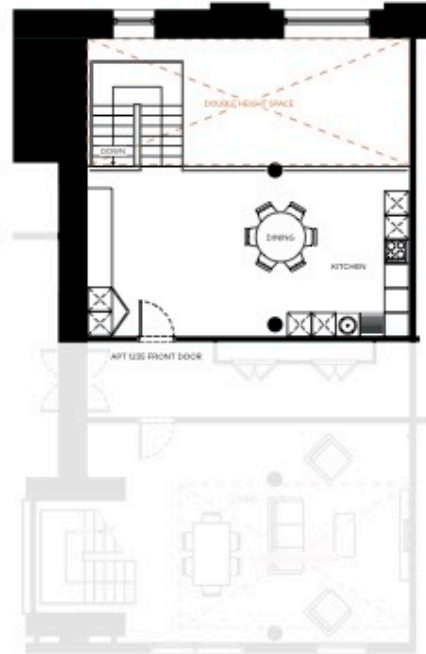




▲ DOCKSIDE ▲



Floor 4



Floor 5

▼ COURTYARD ▼

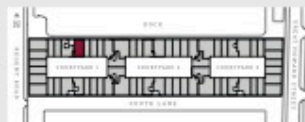


**TOBACCO  
WAREHOUSE**

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

**Apartment 1235 - Floor 4 & 5**

View	Dockside	Bedrooms	2
Size sqft	1,620 sqft	Bathrooms	2
Size sqm	150.5 sqm	Price	£POA



**Interested in this apartment?**

Logic Estates  
Tel: 0151 920 2404



**LOGIC**

Tobacco Warehouse floor plans are for illustrative purposes only and are not legally binding. Actual floor areas may vary.

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.



Two bedroom duplex apartment available in the Tobacco Warehouse. The perfect apartment for "New York City Loft Living"!

Enter the apartment via a modern kitchen, fully integrated with appliances. High quality laminate flooring fitted throughout the whole apartment.

Dockside facing kitchen and living area with bedrooms facing internally to the communal courtyard.

Located on Floor Levels 4 & 5, the apartment benefits from plenty of natural light with large double-height windows.

Active build warranty.

For all room sizes/dimensions please see the floor plan.

#### PURCHASE DETAILS

Council Tax: Band E

Authority: Liverpool City Council

Leasehold: 250 years from and including 1 July 2018

Current service charge: £2086.55 per annum

Additional car park service charge: £254.49 per annum

Annual ground rent: Peppercorn

Conservation Area - Stanley Dock, Liverpool

Flood Risk - Very low

Floor Area - 1620 sq ft

Satellite / Fibre TV Availability:

Virgin - Great

Sky - Great

(Data source from Sprift)

Logic - 'Unusually good at what we do'

Buy, sell or let with the Agent of the Decade - Zoopla Customer Excellence Award 2020

CONTACT LOGIC NOW TO BOOK YOUR VIEWING.

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