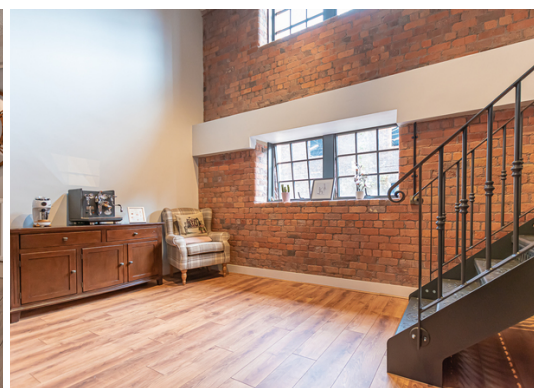


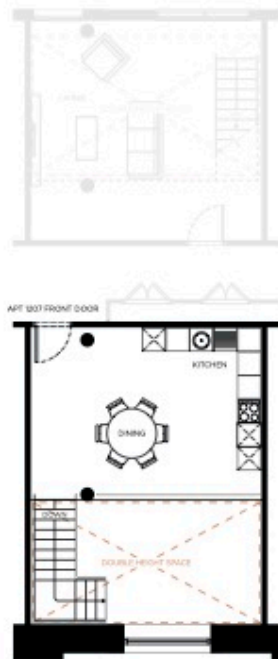


Two Bedroom Duplex Apartment
South Facing
Located on Floors Levels 4 & 5
"New York Loft" Style
Modern Kitchen with Integrated Appliances
Allocated Underground Parking Space





▲ COURTYARD ▲



Floor 5



Floor 4

▼ SOUTH CITY ▼

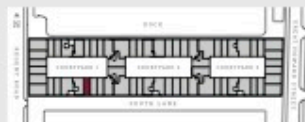


**TOBACCO
WAREHOUSE**

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

Apartment 1207 - Floor 4 & 5

View	South City	Bedrooms	2
Size sq ft	1,152 sq ft	Bathrooms	2
Size sq m	107 sq m	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.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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	

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.

South 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.

No onwards chain. Active build warranty.

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

PURCHASE DETAILS

Council Tax: Band D
 Authority: Liverpool City Council
 Leasehold: 250 years from and including 1 July 2018
 Current service charge: £1486.08 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 - 1152 sq ft

Satellite / Fibre TV Availability:
 Virgin - Great
 Sky - Great

(Data source from Sprift)

Logic - 'Unusually good at what we do'

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 Tel: 0151 920 2404
 E-mail: info@logicstates.co.uk





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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