



- * Luxury Penthouse Apartments from £430,000 - £585,000
- * 2 bedrooms
- * Private Terraces
- * Open Plan Living
- * Spectacular City, Dock or River Views
- * High Specification Kitchen and Bathrooms





READY TO MOVE IN!

Spectacular penthouse apartments for sale. A unique opportunity to live in Liverpool's and the UK's historic Tobacco Warehouse.

All 192 x Duplex & Penthouse apartments - complete and ready to move in, benefitting from outstanding Riverside, Dockside and City views.

- * Apartment sizes range from - 953 sq ft - 2,700 sq ft
- * 2 & 3 bedroom, duplex apartments & penthouses
- * Parking - £15,000 per space
- * 5 Star concierge & Management Team
- * Truly Unique Waterside living
- * New York Loft - style lifestyle in a walled, navigable marina including the 'Titanic Hotel'
- * Extensive waterside and city views

PENTHOUSE APARTMENTS

All penthouse level apartments have generous open-plan living spaces and modern finishes that evoke New York loft-style living. Each unit benefits from its own private terrace with fantastic views over the River Mersey, City Skyline of Dockside Aspect. Fully integrated appliances are included in all penthouse apartments and the kitchens and bathrooms are finished to a high specification.

THE TOBACCO WAREHOUSE @ STANLEY DOCK

This is Liverpool's long awaited landmark development!

The UNESCO World Heritage site has always held great interest across the Northwest and the whole of the UK and there has probably not been a comparable development in Liverpool since the Colonnades at Albert Dock. It is currently the largest warehouse conversion in the UK.

Phase 1 of Stanley Docks redevelopment comprised the multi-award-winning Titanic Hotel & Rum Warehouse Conference Centre creating a truly unique destination for 'Life, Work & Leisure'.

Phase 2 comprises the redevelopment of the Tobacco Warehouse which is being transformed and nearly complete into two- and three-bedroom, duplex, dual aspect, loft-style apartments, overlooking the historic waterfront. The 14-storey Tobacco Warehouse was at the time of its construction in 1901, reported to be the world's largest building with a floor-area of approx. 15,000 sq.m. (1,614,586 sq.ft.). Its construction used 27 million bricks, 30,000 panes of glass and 8,000 tons of steel.

REGENERATION LOCATION

The development sits at the heart of the North Docks, only a short walk from Liverpool City Centre. The surrounding area is set to undergo major regeneration with the Ten Streets and Liverpool Waters masterplan advancing. In addition, the new Everton Stadium has gained government approval and is planned to be complete for the 2024/2025 football season.

As a result, Tobacco Warehouse & Stanley Dock are set to become an important uptown district and trendy new area for the City of Liverpool.

PURCHASE DETAILS:

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





Leasehold 250 years.

Annual ground rent: Peppercorn

Current service charge £1.59 Sq Ft

Additional car park service charge £645 per annum

RESERVATION FEE - £1,000

EXCHANGE DEPOSIT - 10% (Less the £1,000 reservation fee) Payable within 28 days (from receipt of contract)

CONTACT LOGIC NOW TO RESERVE YOUR APARTMENT OR BOOK YOUR VIEWING.

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.