

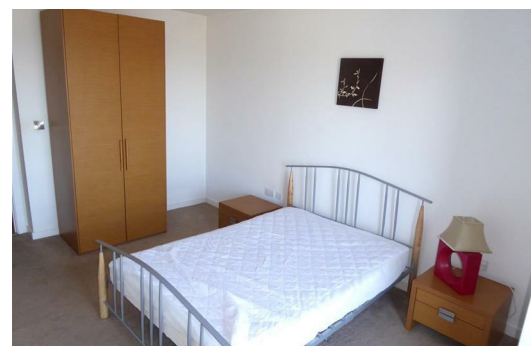
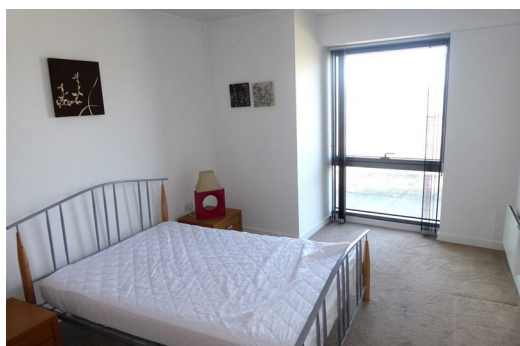


## Alexandra Tower Princes Parade, Liverpool, Merseyside L3 1BD Offers In Excess Of £135,000

Boasting stunning River Mersey views and an ideal waterfront location, this one-bedroom city centre apartment, in the prestigious Alexandra Tower is simply a must view. Offered to the market with no on-going chain, a vast selection of close by local amenities, including Liverpool's famous waterfront Albert Dock, the three graces, Liverpool One and a vast selection of bars and restaurants.

In brief, the property comprises of hallway, open plan Kitchen/Lounge Area with access to the Balcony, Bedroom, Modern bathroom. River views looking up the Mersey can be enjoyed from the balcony.

The building benefits from 24 hour concierge along with secured fob entry. Early inspection is simply a must to appreciate everything this apartment has to offer!



## Hallway

### Open Plan Living/Kitchen/Dining

22'5" x 11'5" (6.84 x 3.50)

Windows to the rear elevation, the kitchen comprises a range of wall, drawer and base units with work top surfaces, integrated cooker with electric hob, integrated fridge and freezer, electric heater.

### Bedroom

13'7" x 10'3" (4.16 x 3.14)

Window to the rear elevation, electric heater.

### Bathroom

6'7" x 6'6" (2.01 x 1.99)

Comprising a three piece bathroom suite benefiting from low level WC, wash hand basin, bath with shower above and shower screen, heated chrome towel rail, tiled walls, tiled flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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