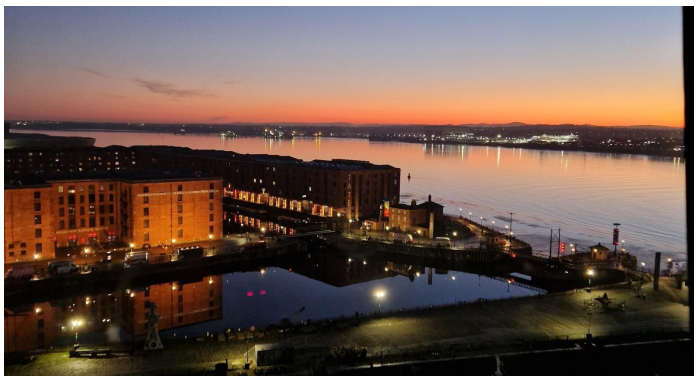
***99Home Ltd.***
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*Sutton Business Centre,*
*Restmor Way,*
*Wallington,*
*SM6 7AH,*
*Phone :0203 5000 999*
*Email*
*:info@99home.co.uk*

# 3 Bed Penthouse In 11 Mann Island , Liverpool, L3 1EH

£500,000









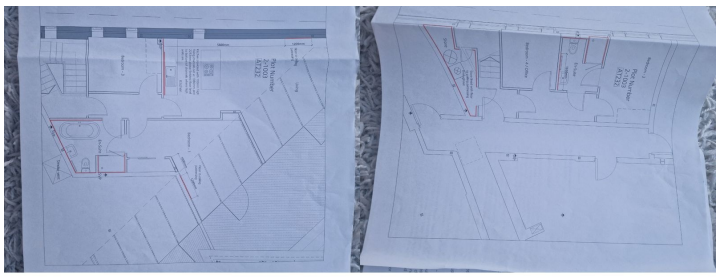
## SHORT DESCRIPTION

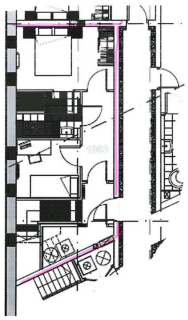
This luxurious top floor, duplex penthouse offers incredible views of the River Mersey, the Liver Building, the Albert Dock, the Welsh mountains and the Port of Liverpool Building. The beautiful, air-conditioned ensuite master bedroom features a fitted wardrobe and a striking glazed ceiling, allowing uninterrupted views of the night sky with recently installed blackout blinds, with floor to ceiling glass looking out onto the Three Graces. These unique architectural features are also shared by the spacious, air-conditioned living room that offers lots of natural light throughout the day. A standout feature of the property is the substantial private terrace, ideal for entertaining, al fresco dining or simply relaxing while enjoying breathtaking sunsets over the River Mersey. The downstairs bedrooms benefit from floor-to-ceiling glazing, framing stunning views of the Mersey, the Albert Dock and the Welsh mountains. The contemporary kitchen is fitted with quality integrated appliances, including a dishwasher, while the stylish dining area and modern bathrooms complete this elegant and immaculately presented home. Rarely does the opportunity arise to acquire such a spacious penthouse apartment in one of Liverpool's most sought-after waterfront locations. Positioned between the iconic Three Graces and the Albert Dock, the property is just a stone’s throw from Liverpool ONE, James Street station and the city's finest restaurants, bars and cultural attractions. Mann Island is widely regarded as Liverpool Waterfront's premier residential development and was recognised with the prestigious RIBA North West Award. Secure underground parking spaces within the building are available by separate negotiation. Property Ref: 17213 Property Type: Penthouse Full selling price: £500000.00 Pricing Options: Offers Over Tenure: Leasehold Remaining lease (In Year): 109 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £5441.72 Council tax band: E EPC rating: D Outside Space: Terrace Heating Type: Air Conditioning, Electric Heating Chain Sale or Chain Free: Chain free.

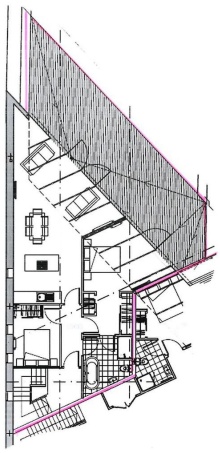
| 3 | 2 | 1 |
|---|---|---|
| **Bed Room(s)** | **Bath Room(s)** | **Living Room(s)** |

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.







# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




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