

For Sale

Marine Gate Mansions, PR9 0AU



**Offers in Excess of £360,000 -
Sold Subject to Contract**

2 bedroom Apartment

- ✓ **Stunning & Spacious Apartment**
- ✓ **Double Bedrooms with En Suites**
- ✓ **Large Study, Dining Area & Lounge**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Completely Unique Throughout**
- ✓ **Fabulous Turreted Reception Lounge**
- ✓ **Modern Fitted Kitchen**
- ✓ **EPC Band Rating - 'B'**



Description

A spacious, stunning unique and exclusive two bedroom first floor apartment situated within the sought after complex of Marine Gate Mansions. Established within the original wing of the Marine Gate building and having Marine Lake views, this is an apartment like no other.

Boasting high ceilings in certain rooms, floor to ceiling sash windows and a turreted reception lounge, this high quality residence is briefly comprising of a palatial entrance hallway with ample storage closets, separate cloak/WC, Open plan study, dining area and reception lounge, a bespoke turreted reception room with views over to the lake, a modern fitted kitchen, two double bedrooms, a separate dressing room to the master bedroom and two en suite bathrooms.

We have been advised that the apartment is being sold with one secure parking space.

This is a truly fabulous residence for the discerning apartment buyer. We highly recommend a very early viewing so as not to miss out. Please call our sales office on - 01704 564163.

Location

Traveling north on Lord Street continue to the fire station roundabout where you will take the first exit into Leicester Street. Continue until the next roundabout where you will take the first exit to the Promenade and 1st left again into the Marine Gate Mansions Complex.

Ground Floor

Entrance Hallway - 20' 4" x 10' 9" (6.22m x 3.3m) A spacious and palatial size entrance hallway with a Karndean marble effect floor laid throughout and recessed lighting to the ceiling. There are two twin door closets which provides space within for storage and space for additionally services such as a tumble dryer. An archway to the side opens through into a spacious study, dining room and reception area.

Cloak/WC - 6' 2" x 3' 9" (1.9m x 1.16m) Modern fitted cloak/WC with a partially tiled wall and fully tiled floor. The suite is comprising of a modern glass pedestal wash basin and a low-level dual flush WC. In addition there is a wall-mounted heated towel rail.

Open Study Area - 15' 3" x 9' 1" (4.66m x 2.78m) Impressive double doors open from the hallway into a large open area of dining, reception and study rooms.

You immediately enter into an open study area with fitted desk, storage and shelving. Recessed lighting to the ceiling along with an upright vertically mounted radiator. Onward, through the study area we enter into a large spacious dining



room and reception lounge.

Dining Room/Reception Lounge - 32' 5" x 14' 9" (9.9m x 4.5m) A spacious light and bright open-plan reception lounge and dining room with high ceilings and recessed lighting fitted within. To the front aspect there are floor to ceiling sash windows with the addition of two further upright vertically mounted radiators. To the rear, solid wood and glazed doors enter into the kitchen.

Kitchen - 15' 9" x 8' 11" (4.82m x 2.73m) The apartment benefits from a modern fitted kitchen with a dark LVT floor laid throughout and recessed lighting to the ceiling. There are a good selection of base and eye-level units fitted throughout complimented by a granite work surface. The integrated appliances are comprising of a fridge, freezer, mid-level AEG oven and grill, Neff microwave, AEG four-ring electrical hob, overhead extractor fan, stainless steel sink and drainer, and an AEG dishwasher. There is also an integral washing machine. To the side wall there is a wall-mounted heated towel rail.

Turreted Reception Lounge - 17' 1" x 16' 8" (5.22m x 5.1m) A major feature of this apartment is the circular turreted reception lounge to the front aspect of the building. Twin Sash windows are presented to the front aspect and provide open views to the communal gardens and marine lake beyond. Within the room there are two vertically mounted radiators, recessed lighting to the ceiling and to the chimney breast there is a log effect living flame gas fire.

Rear Hallway - 9' 3" x 4' 3" (2.84m x 1.32m) Stepping up from the main entrance hallway to a rear hall with recessed lighting and vertical mounted radiator. Access is provided to two spacious double bedrooms.

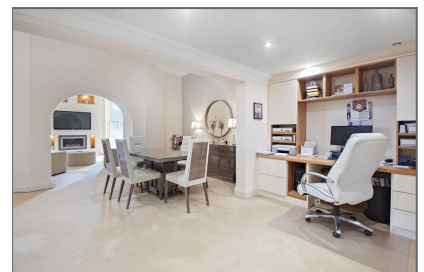
Master Bedroom - 19' 6" x 19' 0" (5.96m x 5.8m) (Maximum Measurements) A spacious 'L' shaped principle bedroom with an abundance of fitted bedroom furniture comprising of wardrobes, dressing table and bedside tables. There is a sash window situated to the rear of the bedroom and recessed lighting to the ceiling. Access to the front aspect opens into an en-suite bathroom.

En Suite Bathroom - 12' 2" x 9' 4" (3.73m x 2.86m) A spacious and modern fitted en suite bathroom with fully tiled walls and floor, and a wall-mounted towel rail shaped radiator. The suite is comprising of a panelled bath with shower attachment, pedestal sink, low-level dual flush WC and double shower.

Walk-In Wardrobe/Dressing Room - 8' 2" x 7' 3" (2.5m x 2.22m) A good size walk-in wardrobe/dressing room with a sash window to the rear aspect and recessed lighting to the ceiling. There is a suite of fitted open shelves which provide storage within.

Rear Bedroom 2 - 17' 1" x 11' 6" (5.22m x 3.53m) A rear double bedroom with twin floor to ceiling sash windows and a vertically mounted radiator. The bedroom benefits from a full suite of wall-to-wall sliding door wardrobes and recessed lighting. An internal door opens through into the en suite bathroom.

En Suite Bathroom - 9' 3" x 7' 8" (2.84m x 2.36m) A modern fitted en suite



bathroom with fully tiled walls and floor, and a wall-mounted heated towel rail shaped radiator. . The suite is comprising of a large double shower, panelled bath with shower attachment, pedestal sink and low-level dual flush WC.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metapix 02022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Tenure: Leasehold , 999 Years from 1.1.1997
No ground rent is payable.

We have been advised that the Management Company own the Freehold Title

Council Tax Band F

Local Authority Sefton

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.