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# Ascend

Built on higher standards



## Derby Lane, Liverpool

£850

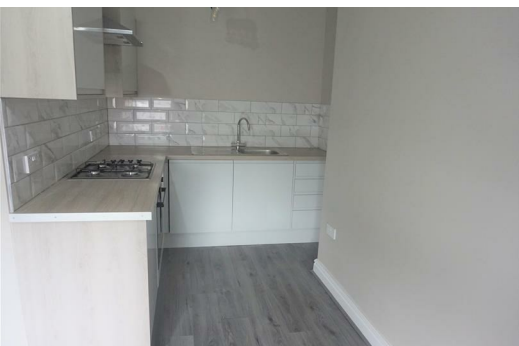
Located within one of Liverpool's most desirable suburbs, this stunning two bedroom apartment in Regency Court is the perfect place to call home.

Within a brand-new development of 16 gorgeous self-contained apartments, this property manages to combine luxury with convenience in the best way. Upon entering the apartment, there is a lovely open-plan living room topped off with a sleek fully-equipped kitchen that provides the most fabulous space for entertaining or simply winding down after a long day. On the other side of the hallway, there are two spacious double bedrooms and a super-chic bathroom with a glass-enclosed shower. The apartment is decorated with a sleek yet neutral finish throughout so you can either drop your bags and settle in immediately or add your own personal stamp to truly make it feel like home.

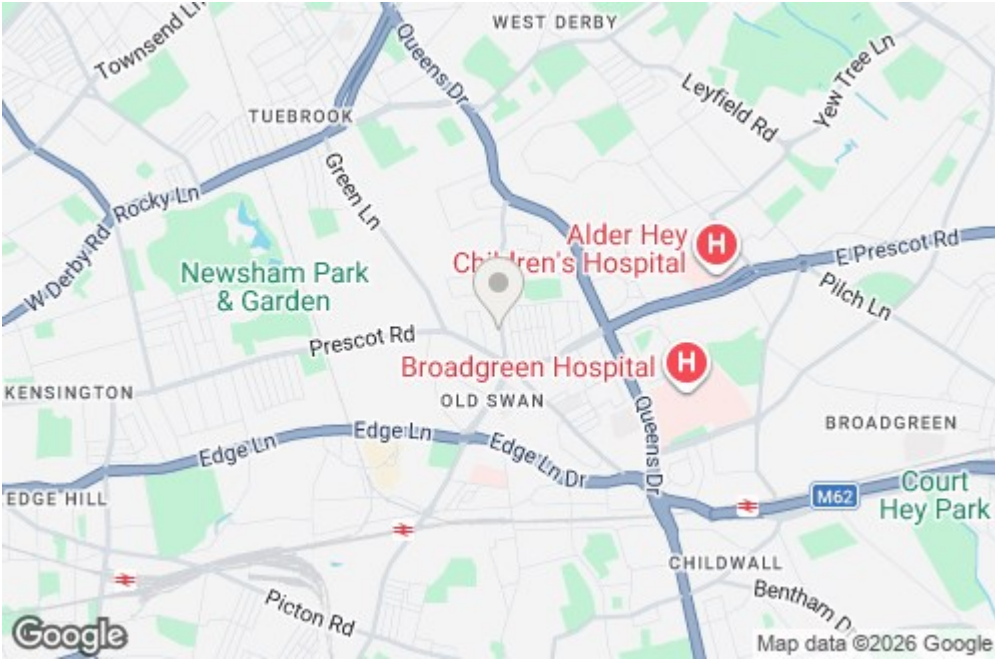
The location is spot on too. Just a few minutes' drive from Liverpool City Centre, you'll be able to enjoy all the city's sights, including Liverpool One shopping mall and Albert Dock's attractions. Another project underway is the £5.5 billion Liverpool Waters scheme which will transform the Princes Dock area, creating new bars, restaurants, cafes and hotels. This is the biggest regeneration project in Liverpool which is set to completely transform the area. Not only this, there are 3 major Liverpool hospitals are all within a mile radius and you're also right by a mainline train station as well as the M62 motorway.

What are you waiting for? This apartment ticks so many boxes for a modest price tag. If you'd like to have a look around or just simply gather some more information, get in touch with us today and our dedicated team will sort everything for you. And just so you know, the images are for marketing purposes only.

\*Available 17th June 2026\*. CTAX C. Deposit £980.



7A Regency Court 19 Derby Lane, Liverpool, Merseyside, L13 6AD



| Energy Efficiency Rating                     |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                  |         |           |
|----------------------------------------------|---------|------------------------------------------------|------------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs  | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions  | Current | Potential |
| A (92-100)                                   |         |                                                | A (35-45)                                                        |         |           |
| B (82-91)                                    |         |                                                | B (46-55)                                                        |         |           |
| C (68-81)                                    |         |                                                | C (56-65)                                                        |         |           |
| D (55-67)                                    |         |                                                | D (66-75)                                                        |         |           |
| E (45-54)                                    |         |                                                | E (76-85)                                                        |         |           |
| F (35-44)                                    |         |                                                | F (86-95)                                                        |         |           |
| G (2-34)                                     |         |                                                | G (96-100)                                                       |         |           |
| Very energy efficient - higher running costs |         |                                                | Very environmentally friendly - higher CO <sub>2</sub> emissions |         |           |