



## Princess Dock William Jessop Way, Liverpool, L3 1DZ Offers Over £230,000

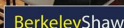
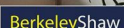
Berkeley Shaw Real Estate are delighted to present for sale this outstanding two-bedroom apartment, proudly positioned on the eighth floor of a modern development just moments from the heart of Liverpool city centre.

With no onward chain, this is a rare opportunity for buyers seeking the perfect blend of style, space and sensational views in a vibrant urban setting.

The apartment offers generous and beautifully maintained living accommodation throughout, with the real showstopper being the stunning open-plan kitchen, dining and living area. Flooded with natural light through expansive windows, this space not only provides a sleek and social setting to relax or entertain, but also boasts breathtaking panoramic views across the iconic River Mersey—a true highlight of this home.

The kitchen is finished to a high standard with a stylish range of fitted wall and base units, complementary worktops, and a suite of integrated appliances. The clean, contemporary décor and attractive wood-effect flooring elevate the space, making it as practical as it is visually impressive.

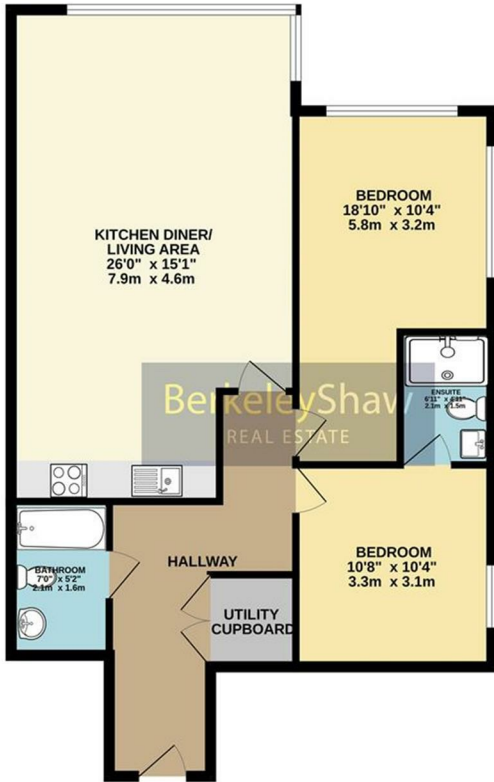
There are two well-proportioned double bedrooms, both tastefully finished and bright. The second bedroom also enjoys those same captivating river views, creating a serene and scenic setting to wake up to each day. The master bedroom features a private en-suite shower room, while a sleek, modern three-piece family bathroom completes the internal accommodation.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      |           |
| (55-68) D                                   |  |                         |           |
| (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 |           |

EIGHTH FLOOR



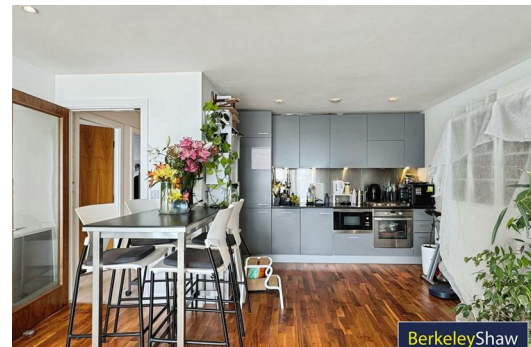
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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