



15 Mann Island, Liverpool, L3 1ER

Offers Over £290,000

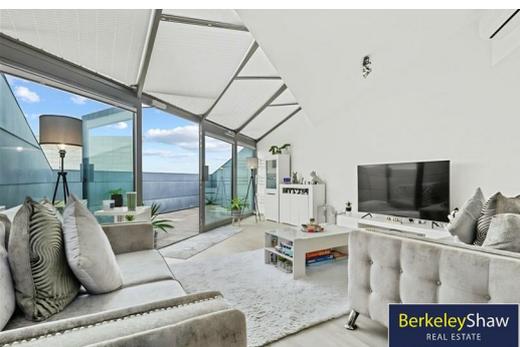
Berkeley Shaw Real Estate are delighted to present this exceptional two-bedroom apartment.

Perfectly positioned on Liverpool's iconic waterfront, this apartment offers not just a home, but an exceptional lifestyle defined by stunning views, vibrant city living, and the very best of waterfront luxury right on your doorstep.

Positioned on the 4th floor, this stylish apartment offers a well-designed contemporary living space complete with no onward chain & boasting secure underground parking, on site concierge and a superb private terrace, showcasing breathtaking views across the River Mersey and Liverpool's iconic Three Graces.

Accessed via a bright and impressive atrium, the apartment opens into a spacious open-plan kitchen, dining, and living area designed for modern city living. A striking fully glazed wall, complemented by a glass ceiling, floods the space with natural light, enhancing the sense of openness throughout. From here, step out onto a private balcony and take in impressive panoramic views spanning the River Mersey, Albert Dock, and Liverpool's Three Graces—an ideal setting for both relaxing and entertaining.

The property features two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and jack and jill access to the main bathroom, while the second bedroom offers flexibility for guests or a home office. A stylish main bathroom is fitted with a contemporary suite, including an over bath shower.



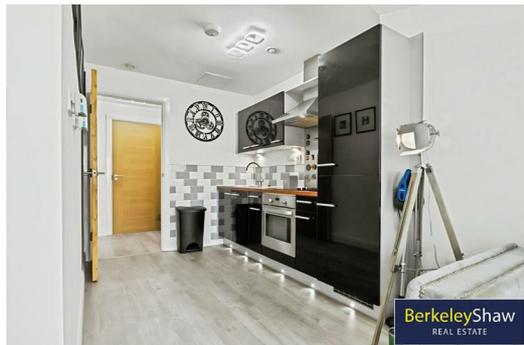
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

FOURTH 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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