



## 11 Armstrong Quay, Liverpool, L3 4EF

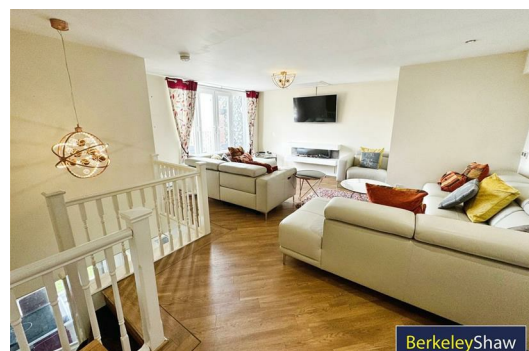
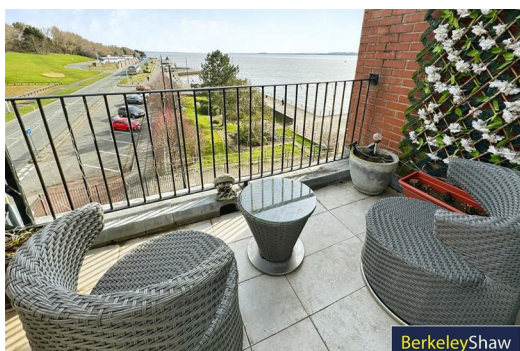
### Offers Over £240,000

Located in the highly sought-after Armstrong Quay, Liverpool, this exceptional two-bedroom penthouse apartment offers luxury living with uninterrupted views of the River Mersey. Positioned in a prime waterside setting, this stylish home boasts spacious, modern interiors, high-quality finishes, and a fantastic balcony perfect for relaxing and entertaining. The development is beautifully maintained with fantastic communal gardens and a pedestrian gate leading directly onto the river front, giving any buyer the opportunity to enjoy a stroll towards the City Centre or Otterspool Promenade.

On the lower floor, you'll find a beautiful open-plan kitchen diner, featuring ample storage, underfloor heating, granite worktops, and integrated Neff appliances. A Juliette balcony enhances the space, offering stunning river views. There are two generously sized double bedrooms, both with fitted wardrobes, while the master bedroom benefits from a sleek granite tiled en-suite shower room. A modern main bathroom with granite tiles and underfloor heating completes this level.

The upper floor is dedicated to a spacious living area, complete with underfloor heating, a feature electric fire, a large storage cupboard, and French doors leading to a private balcony. This outdoor space is the perfect spot to soak up the sunshine and take in the incredible panoramic views over the Mersey.

Additional features include allocated parking, a secure intercom entry system, boarded loft space for storage, allocated resident parking, guest parking and the bonus of no onward chain—making this a fantastic opportunity for those looking for a stress-free move.





## Vestibule

Wooden flooring & cloaks area

## Entrance hall

Wooden flooring, electric heater, intercom & stairs to upper floor.

## Kitchen diner

Tiled floor, UPVC French doors to Juliette balcony, double glazed window, underfloor heating, a range of wall & base units, granite work tops, stainless steel sink, induction hob, extractor hood, Neff double oven, warming drawer, integrated washing machine, integrated dishwasher, electric heater, custom understairs storage, glass partition & door leading to the hallway,

## Master bedroom

Double glazed window, electric heater, fitted wardrobes & wooden flooring.

## En-suite shower room

WC, basin, shower unit, granite tiled floor, granite tiled walls & electric heater.

## Bedroom 2

Double glazed window, fitted wardrobes, electric heater & wooden floor.

## Bathroom

Granite tiled floor & walls, underfloor heating, WC, basin, bath with hand shower, electric heater & extractor fan.

## Living room

Wooden floor, underfloor heating, electric fire, electric heater, storage cupboard, double glazed windows & UPVC French doors to the balcony

## Terrace

## Externally

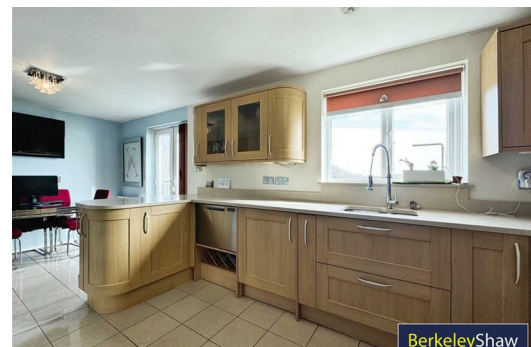
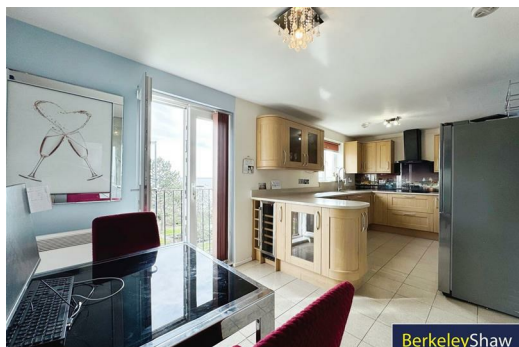
Well maintained communal gardens, allocated resident parking & guest parking.

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 <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	



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on strictly any prospective purchaser. The purchaser, surveyor and registered agent have not been tested and no guarantee is given to the contrary of efficiency or the plan. Made with SketchUp 2020



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