

**BerkeleyShaw**

## Flat 114 South Quay Wapping Quay, Liverpool, L3 4BW

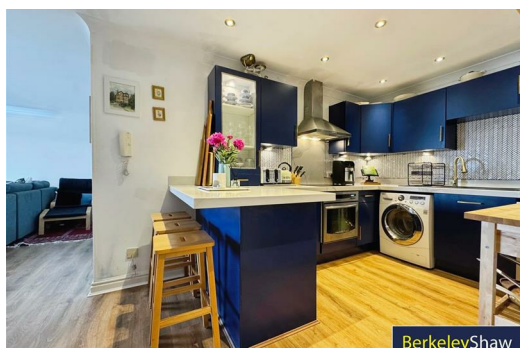
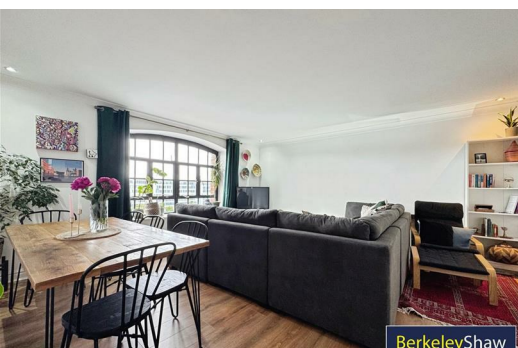
**£240,000**


Searching for a spacious apartment with stunning water views and no onward chain?

This exceptional two-bedroom, fourth-floor apartment is proudly offered to the market by Berkeley Shaw Real Estate and enjoys one of the most enviable positions within the highly sought-after Wapping Quay development, overlooking the tranquil waters of Wapping Dock.

Wapping Quay is a historic former warehouse dating back to 1856, designed by renowned architect Jesse Hartley, and now sympathetically converted into a collection of unique and character-filled residences. Perfectly positioned just moments from the vibrant Royal Albert Dock and Liverpool City Centre, this property offers the ultimate lifestyle for professionals, downsizers, or anyone looking to embrace waterside living without compromising on city convenience.

Accessed via a secure communal entrance with both stair and lift access, the apartment welcomes you into a spacious entrance hall, complete with laminate flooring and two large storage cupboards. The accommodation flows through to a newly fitted stylish bathroom featuring a three-piece suite, including vanity unit, WC, and an over-bath electric shower. Both double bedrooms are generously proportioned and benefit from elevated views across Wapping Dock. The heart of the home is the impressive open-plan kitchen/living space—a bright and airy room ideal for entertaining or relaxing, with a stylish breakfast bar and a full range of integrated appliances including electric hob, oven, fridge, freezer, dishwasher, and washing machine.



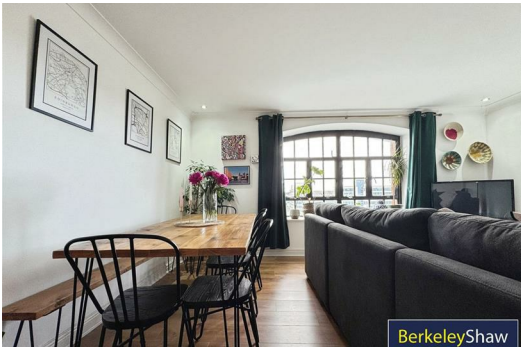
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>46</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency for the future.  
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