









# welcome to

# **Quebec Quay, Liverpool**

A stunning two-bedroom second floor apartment in the sought after gated development on the waterfront, Quebec Quay













#### **Entrance Hall**

Laminate flooring, intercom.

### Lounge

14' 10" max x 11' 10" max ( 4.52m max x 3.61m max )
Double glazed window to the front, rear and side, radiator, telephone and tv point, laminate flooring.

#### Kitchen

10' 4" max x 8' 4" max ( 3.15m max x 2.54m max ) Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, gas hob with cooker hood over, fridge freezer, dishwasher, Worcester central heating boiler, radiator, washing machine, window to the front.

#### **Bedroom One**

12' 4"  $\max x$  11' 3"  $\max (3.76m \max x 3.43m \max)$ Double glazed window to the side, radiator, telephone and tv point.

#### **En Suite**

Shower cubicle, wash hand basin in vanity unit, extractor fan, W.C, heated towel rail.

# **Bedroom Two**

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed window to the side, fitted wardrobes, radiator, telephone and tv point, radiator, laminate flooring.

#### **Bathroom**

Bath with mixer tap, radiator, shower, wash hand basin, W.C, extractor fan.





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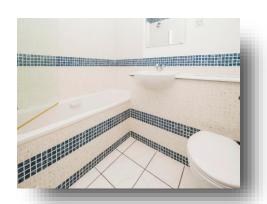
- Gated Development
- Two Double Bedrooms
- **Second Floor Apartment**
- Refurbished Ensuite To Master
- Large Living Space

### Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122856



Property Ref: ALT122856 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

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