



Waterloo Quay, City Centre, Liverpool, L3 0BU

- Fantastic Two Bedroom Top Floor Apartment
- Spacious & Beautifully Presented Throughout
- Fitted Kitchen with Complementary Worktops
- Ensuite to Master & Family Bathroom Suite
- Prime Location in the Heart of the City Centre
- Entrance Hall & Welcoming Reception Room
- Two Bright & Substantial Double Bedrooms
- Balcony with Scenic Views & Parking Space



£180,000













Description

This beautifully presented two bedroom top floor apartment is proudly presented to the sales market by appointed agents Move Residential. Enjoying an enviable location in the heart of Liverpool's City Centre, this property offers spacious living proportions and boasts picturesque views over the River Mersey. Accessed via a well-maintained and secure communal entrance, the apartment itself greets you with an inviting entrance hall leading through to a generously sized reception room. Comfortably accommodating both a sitting and dining area, and featuring a neutral tasteful décor, this presents a charming social setting for relaxing and sharing mealtimes. Further enhancing this space is a set of sliding doors which flood the room with natural light, leading out to a sizable private balcony where the scenic river views can be fully appreciated. Flowing seamlessly from the reception room is a fitted kitchen which is complete with a range of base and wall units and complementary worktops. The sleeping accommodation consists of two substantial double bedrooms, each finished to an excellent standard and receiving an abundance of daylight. The master bedroom enjoys the added luxury of a modern ensuite shower room and completing the interior of this wonderful apartment is a deluxe three-piece family bathroom suite. Externally, the property benefits from an allocated parking space.

Location

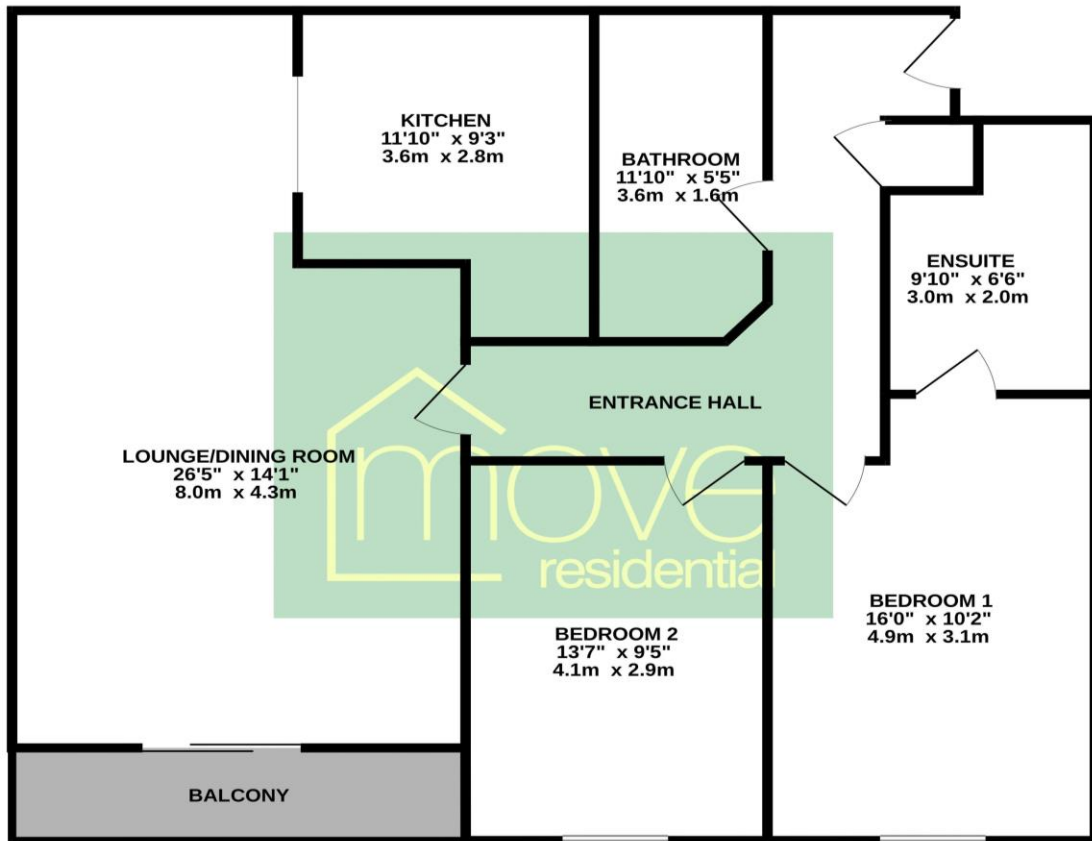
Enjoying the L3 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

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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Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.