



Gambier Terrace, Georgian Quarter, Liverpool, L1 7BL

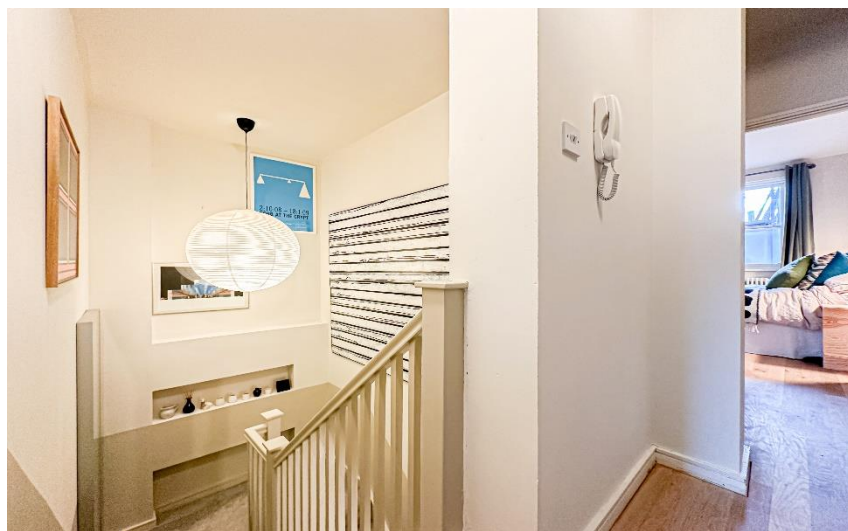
- Truly Exceptional Two Bedroom Duplex Apartment
- Show-Stopping Views Of The Anglican Cathedral
- Sensational Family Lounge & Chic Fitted Kitchen
- Ensuite To Master & Deluxe Main Bathroom Suite
- Envious Location In Picturesque Georgian Quarter
- Finished to Exemplary Specifications Throughout
- Two Spacious & Impeccably Presented Bedrooms
- Private Courtyard To Rear & Parking For Residents



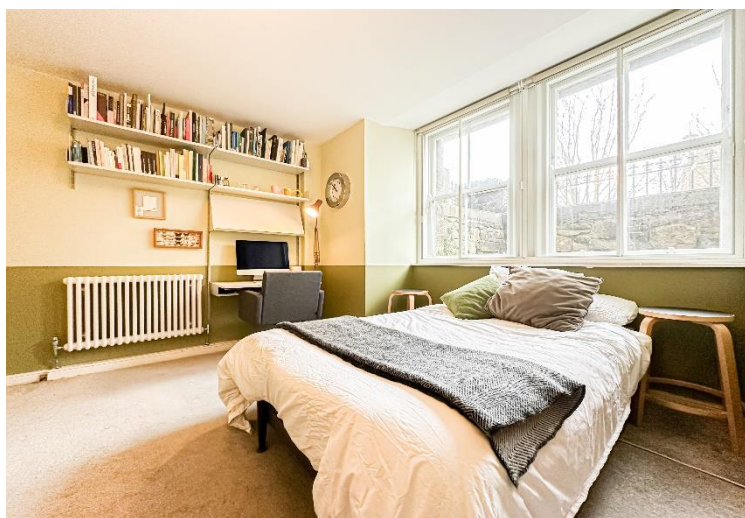
£325,000















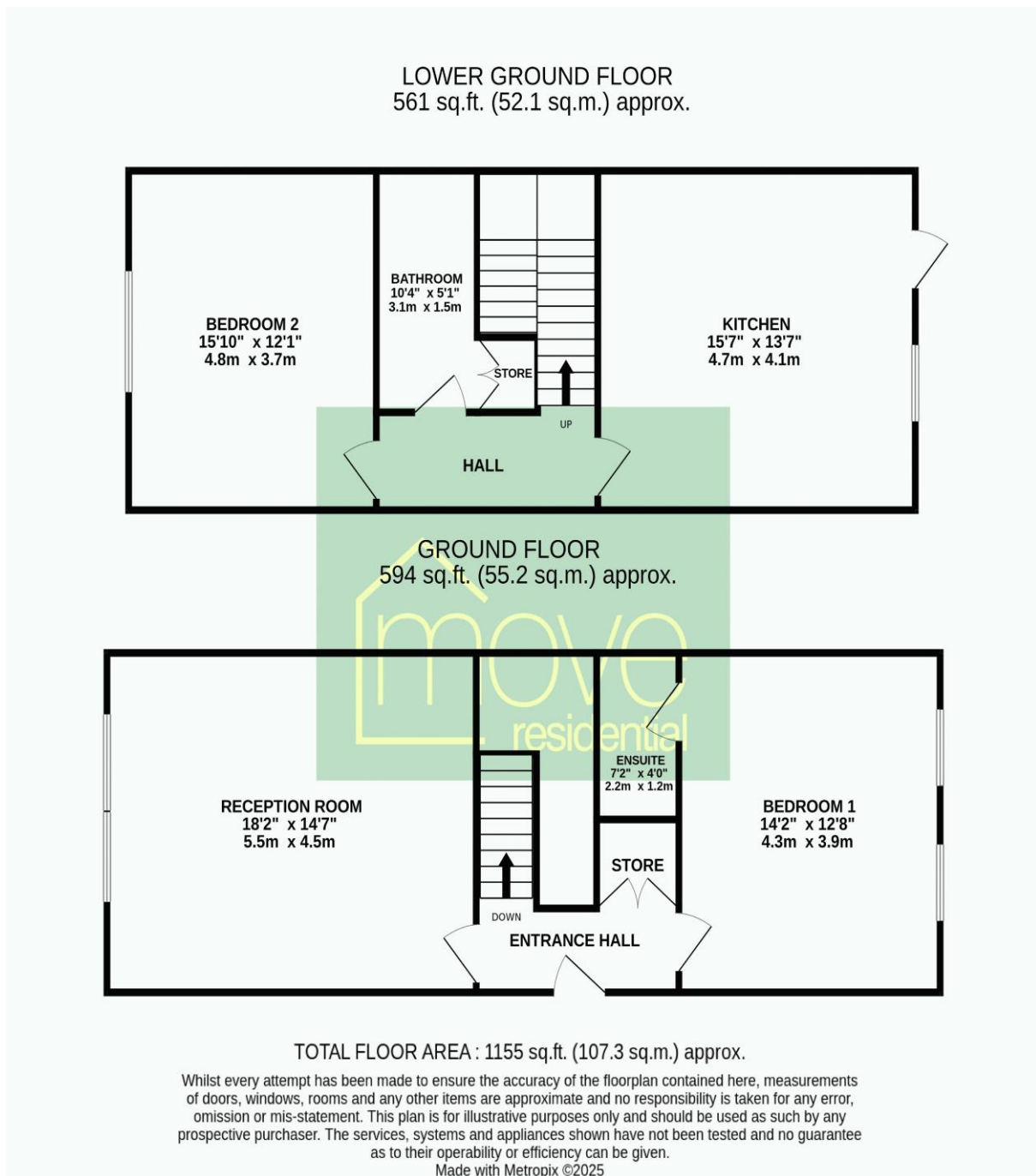
Description

This truly exceptional two bedroom duplex apartment enjoys an enviable location in Liverpool's picturesque Georgian Quarter, L1, found within an exquisite building boasting show-stopping views of the Anglican Cathedral. Offering generous living proportions finished to exemplary specifications throughout, Move Residential are proud to showcase this stunning apartment to the sales market, promising to make a truly incomparable home for an extremely lucky buyer. Accessed via a well-maintained communal entrance, you are welcomed into the apartment by an inviting entrance hall which leads into the sensational reception room. Huge sash windows fill the room with natural light, and a tasteful neutral décor complements the solid oak flooring and eye-catching feature fireplace, presenting an elegant space to relax and entertain guests. Concluding the upper level is a generously sized and impeccably presented double bedroom, complete with spacious fitted wardrobes and the added luxury of a stylish marble terrazzo ensuite. Taking the stairs down to the lower level, you will discover the substantial and immaculately finished kitchen, complete with a range of chic fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a dining table, this provides a charming social space to cook in company and share mealtimes with family and friends. There is a second spacious and beautifully presented double bedroom accompanied by a deluxe three-piece family bathroom suite which completes the interior of this magnificent apartment. Externally, the property enjoys a delightful private courtyard to the rear of the building, providing the perfect spot for soaking up the sun and enjoying al-fresco dining during the summer months. Additionally, off-road parking is available for residents.

Location

Enjoying the L1 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.

Floor Plan



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.