



48 East Quay Wapping Quay, Liverpool, L3 4BU  
Asking Price £325,000 Leasehold

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## About the Property

Nestled in the highly desirable Wapping Quay, this stunning two bedroom property offers a perfect blend of modern living and charming character. Spanning an impressive 1,338 square feet, this home has been beautifully presented to a high standard throughout, showcasing exquisite exposed brick features that add a touch of elegance.

Upon entering, you are greeted by a spacious and inviting layout that includes two generous reception rooms. The snug living area provides a comfortable retreat, while the expansive dining and kitchen space is ideal for entertaining guests or enjoying family meals. The fully fitted kitchen boasts a large island and ample storage.

The property features two large double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added convenience. A well-appointed family bathroom ensures comfort for all residents. Additionally, the property includes a laundry room and a storage cupboard, further enhancing practicality.

One of the standout features of this property is the secure allocated parking, a rare find in such a sought-after location. Residents will appreciate being within walking distance of Liverpool ONE and the iconic Albert Dock, offering a vibrant array of shops, restaurants, and cultural attractions.

This exceptional property in Wapping Quay is perfect for those seeking a stylish and spacious home in the heart of Liverpool. With its prime location and high-quality finishes, it is sure to attract interest from discerning buyers. Don't miss the opportunity to make this remarkable residence your own.

- Located in the sought after Wapping Quay
- Secure allocated parking
- Exposed brick features
- Two large double bedrooms
- Open plan living, kitchen and dining space
- Beautifully presented throughout



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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