



148 Quebec Quay, Liverpool, L3 4ES

£190,000

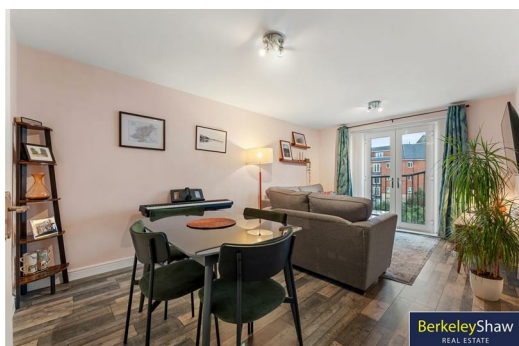
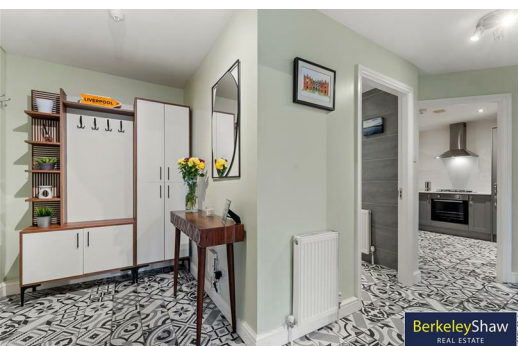
Stylish Waterfront Living at Quebec Quay – Two Bedroom Second Floor Apartment

Berkeley Shaw Real Estate are delighted to offer for sale this beautifully presented two-bedroom apartment, ideally situated on the second floor of the sought-after Quebec Quay development. Set along the banks of the River Mersey, this secure gated community offers a superb lifestyle opportunity just moments from the Royal Albert Dock and Liverpool City Centre.

Perfectly suited to first-time buyers, young professionals, or those looking to downsize, the property benefits from lift access and allocated parking, combining convenience with comfort in a prime waterfront location.

Upon entering, you are welcomed by a spacious and inviting hallway, complete with a useful laundry cupboard housing the combi boiler. The apartment boasts two generous double bedrooms, with the principal bedroom featuring fitted wardrobes and a stylish modern en-suite shower room. The second bedroom is equally well-proportioned, ideal for guests, a home office, or additional living space.

At the heart of the home is a bright and airy open-plan living and dining area, beautifully illuminated by French doors that open to a charming Juliette balcony—perfect for enjoying fresh air and a glimpse of the waterfront setting. The contemporary kitchen is finished to a high standard and offers a range of integrated appliances, making it both practical and stylish.



Communal entrance

Secure access with both lift & stairs to the upper floor.

Entrance hall

An inviting entrance hall featuring a tiled floor, radiator, and intercom system, creating a welcoming first impression with both style and practicality with plenty of space for storage.

Living room

A bright and airy living/dining room featuring UPVC French-style doors opening onto a Juliet balcony, allowing for an abundance of natural light. Finished with laminate flooring and a radiator, this is an ideal space for both relaxing and entertaining

Kitchen

A modern, well-appointed kitchen boasting a range of integrated appliances including a gas hob, electric oven, extractor hood, fridge freezer, dishwasher, and washing machine. Finished with a stainless steel sink and sleek quartz worktops, the space combines style with everyday functionality.

Master bedroom

A spacious principal bedroom featuring two double glazed windows allowing for plenty of natural light, complemented by contemporary spotlights and fitted wardrobes. A radiator ensures comfort, while direct access to the en-suite adds a touch of convenience and luxury.

En-suite

Bedroom 2

Bedroom Two features a double glazed window, radiator, and attractive wood panelling, creating a warm and characterful space. Versatile in its use, it would serve equally well as a comfortable guest bedroom or a stylish home office.

Bathroom

A stylish, modern bathroom featuring a sleek WC, a contemporary vanity basin with integrated storage, and a heated radiator. The suite is complemented by a bath with overhead shower attachment, finished with fully tiled walls and a tiled floor for a clean, polished look.

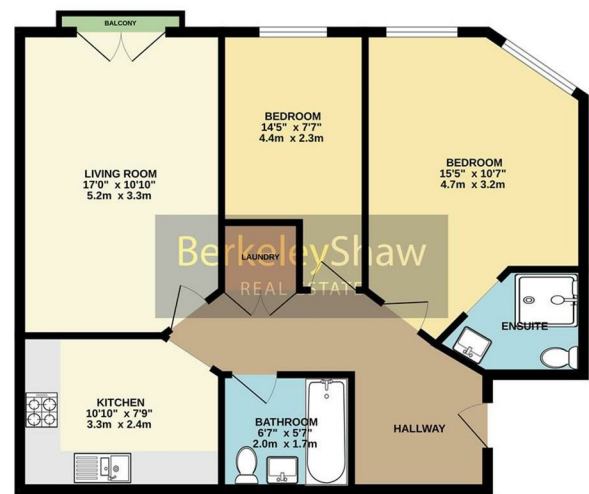
Externally

Externally, the property benefits from secure gated access with allocated parking, along with additional guest spaces available (subject to availability). Well-maintained communal gardens further enhance the setting, providing attractive outdoor space for residents to enjoy.

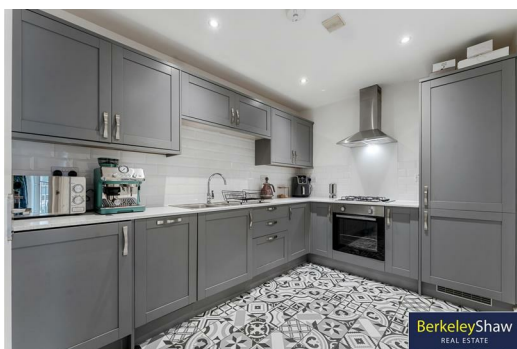
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, photos and any other material are approximate and not guaranteed. Measurements are for general guidance only and should not be used for any other purpose or as a basis for any contract. This plan is for illustrative purposes only and should not be used for any other purpose. The only way to ensure the accuracy of the floorplan is to view the property in person. Measurements are for general guidance only and should not be used for any other purpose. Measurements are for general guidance only and should not be used for any other purpose. Measurements are for general guidance only and should not be used for any other purpose.



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