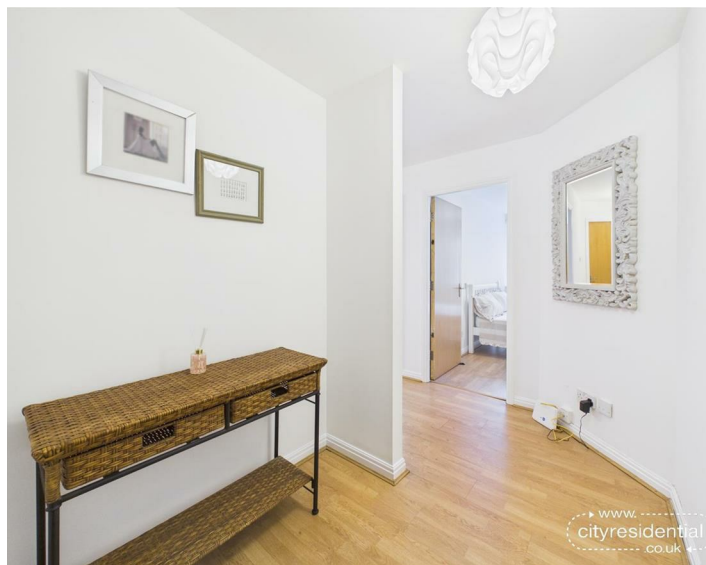




1 Quebec Quay, Liverpool, L3 4EP  
Offers Over £169,500 Leasehold

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About the Property

We are delighted to bring to market this immaculately maintained, bright and spacious 2 bed, 2 bath, ground floor flat set in a stunning waterfront location within the popular Quebec Quay development.

Quebec Quay is a particularly attractive development by the river and close to the city centre with its wide range of amenities including restaurants, shopping, the M&S Bank Arena, Yacht Marina as well as excellent rail and bus links.

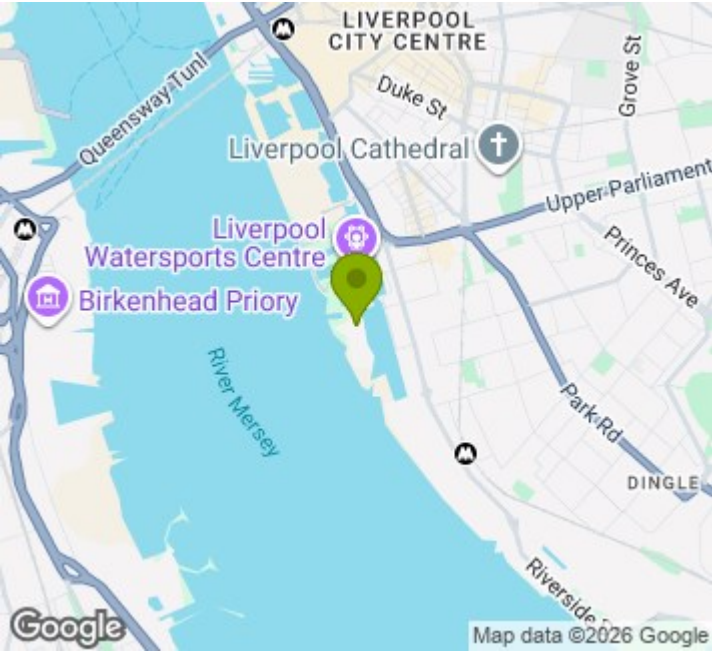
This high quality accommodation includes -

- welcoming entrance foyer and hallway
- Two large bedrooms
- Two bathrooms - the master is ensuite
- Well fitted breakfasting kitchen
- lounge/dining room

The flat has UPVC double glazing, laminate flooring, gas central heating and a video/speakerphone entry system.

Early viewing is recommended, so contact us today on 0151 231 6100 to arrange yours.

- Chain free
- Immaculately maintained by current owner
- Two spacious double bedrooms
- Ample storage
- Secure, allocated parking & visitor parking
- Located in the ever popular Quebec Quay development
- Gated development
- Beautiful communal gardens



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>78</b>               | <b>78</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 |           |

