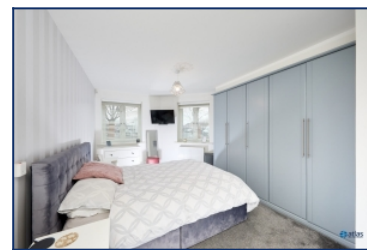
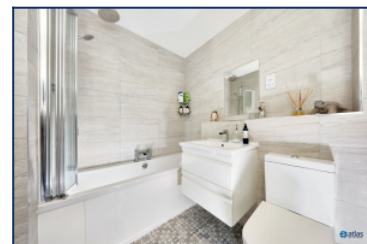


## Quebec Quay, City Centre, L3



**For Sale - £190,000 Offers Over**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B
- Spacious and Light-filled Lounge
- Contemporary Kitchen with Integrated Appliances
- Two Generous Double Bedrooms, Master with En-suite
- Stylish Bathroom with Bath and Overhead Shower
- Convenient Hallway Storage
- Security Features Including Burglar Alarm and Video Intercom
- Secure Allocated Parking Within Gated Development
- Energy-efficient Double Glazing and Gas Central Heating
- Sought-after Docksides Location in L3 Postcode
- Short Walk to the Vibrant Baltic Market

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 708 square feet / 66 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £188 per calendar month
- Ground Rent: £50 per annum
- Security: Burglar Alarm, Intercom (Video)
- Parking: Gated, Communal, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 30/06/1997 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 29/06/2996 (approx)
- Lease Term Remaining: 970 year(s) (approx)
- Service Charge: £188 per calendar month
- Ground Rent: £50 per annum

### Description

Elegant Docksides Living in the Heart of Liverpool

Atlas Estate Agents proudly present this superb two-bedroom apartment, perfectly positioned in the highly sought-after Quebec Quay development. Offering a seamless blend of contemporary style and everyday comfort, this ground-floor residence provides a tranquil retreat in the heart of the city.

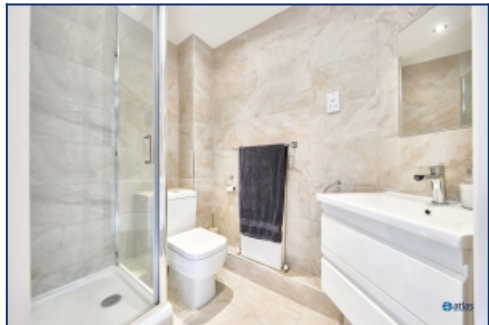
Step inside to discover a spacious, light-filled lounge, where large windows invite in an abundance of natural light, creating an airy and welcoming atmosphere. The modern kitchen boasts sleek cabinetry, integrated appliances, and ample workspace—ideal for both casual meals and entertaining.

Both double bedrooms offer generous proportions, with the master suite benefiting from a private en-suite bathroom. A stylish main bathroom, complete with a bath and overhead shower, ensures convenience and luxury. Additional features include hallway storage, perfect for keeping the living space clutter-free.

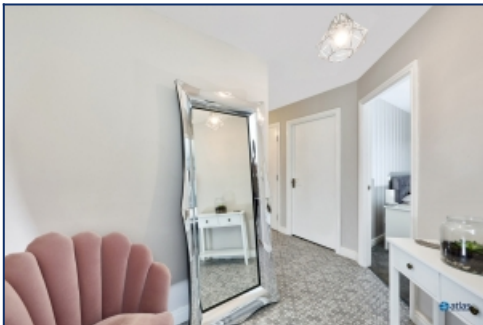
Security is paramount within this gated development, featuring a burglar alarm, video intercom system, and secure allocated parking for peace of mind. Energy-efficient double glazing and gas central heating ensure year-round comfort.

Nestled in the L3 postcode, this apartment is just a short stroll from the iconic waterfront and the vibrant Baltic Market, placing an array of dining, shopping, and cultural attractions right at your doorstep. With the added convenience of a lift within the building, this is an opportunity not to be missed for those seeking stylish city-centre living.

## Additional Images



En-suite



Hallway



Lounge



Lounge



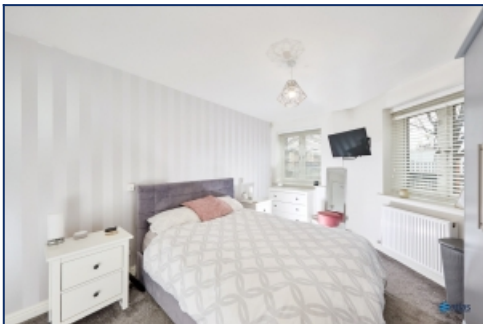
Lounge



Hallway



Bedroom One



Bedroom One

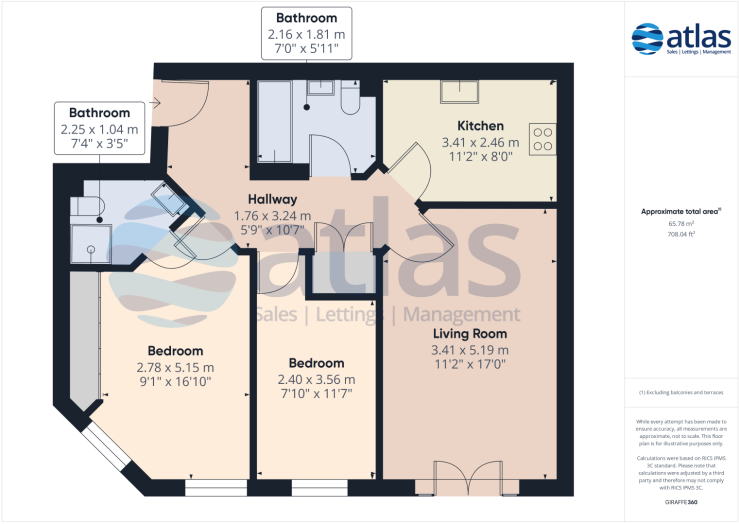


Bedroom Two



Communal Parking

## Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.