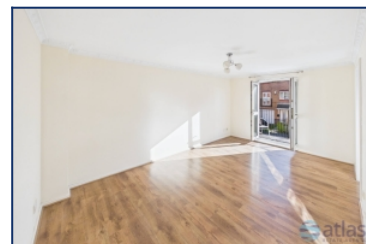
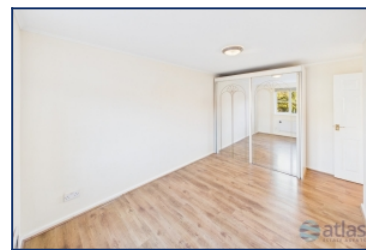


## Armstrong Quay, Brunswick Dock, L3



**For Sale - £170,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Spacious Living Room with French Doors Opening Onto a Balcony
- Modern Fitted Kitchen with a New Cooker and Hob
- Master Bedroom with a Fitted Mirrored Wardrobe
- Second Bedroom Ideal for Use as a Home Office
- Family Bathroom
- Allocated Parking and Additional Visitor Parking
- Communal Gardens with Attractive Water Views
- Sought-After L3 City Centre Location
- Viewing Recommended

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 51 square metres / 544 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £237.17 per month
- Ground Rent: £30 per year
- Security: Intercom (Audio Only)
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens, Balcony
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/12/1997 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 30/11/2247 (approx)
- Lease Term Remaining: 221 year(s) (approx)
- Service Charge: £2,846 per annum
- Ground Rent: £30 per annum
- Leasehold Information: No pets or sub-letting allowed.

### Description

Brought to the market by Atlas Estate Agents, this appealing first-floor apartment on Armstrong Quay, Brunswick Dock, L3, offers an excellent opportunity to enjoy city living in a desirable waterfront location. Offered for sale with no onward chain, the property provides well-proportioned accommodation arranged over one floor, comprising a spacious reception room, modern fitted kitchen, two bedrooms and a family bathroom.

The living room provides an inviting space to relax and unwind, with French doors opening onto a private balcony, creating a lovely spot to enjoy the surrounding views. The modern fitted kitchen is equipped with a newly installed cooker and hob, offering a practical and stylish setting for everyday cooking.

The apartment features two bedrooms, including a master bedroom with a fitted mirrored wardrobe, providing useful storage. The second bedroom offers flexibility to suit a range of needs, making it ideal for use as a home office, guest bedroom or additional living space. A family bathroom completes the internal accommodation.

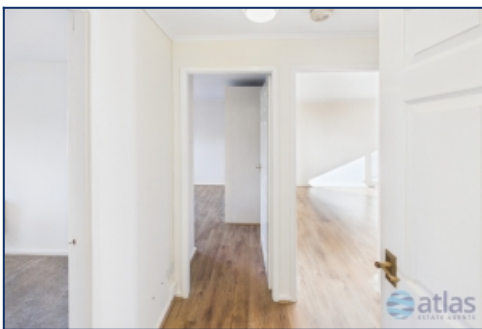
Externally, residents can enjoy communal gardens with attractive water views, while allocated parking and additional visitor parking add further convenience. Situated in the sought-after L3 city centre area, the property is well placed for those looking to enjoy waterfront surroundings alongside the amenities and attractions of city living.

With its balcony, parking facilities and desirable location, this apartment would appeal to first-time buyers, professionals and investors alike. Early viewing is recommended to appreciate all that this property has to offer.

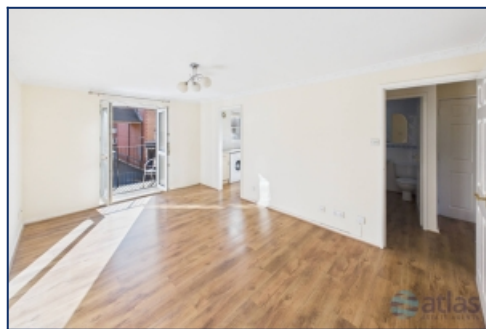
## Additional Images



Balcony



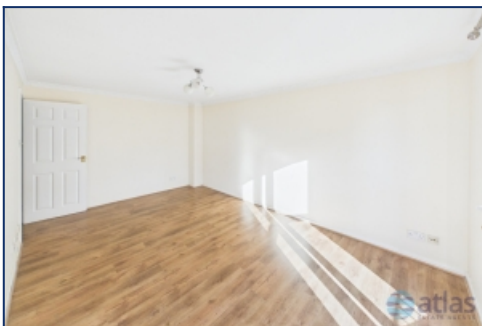
Hallway



Living Room



Living Room



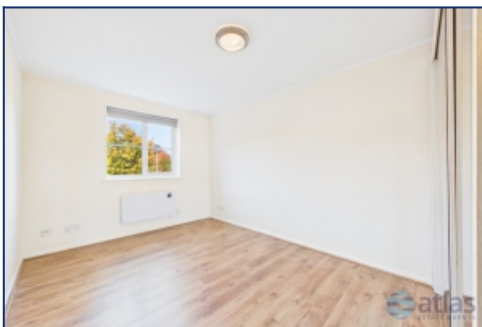
Living Room



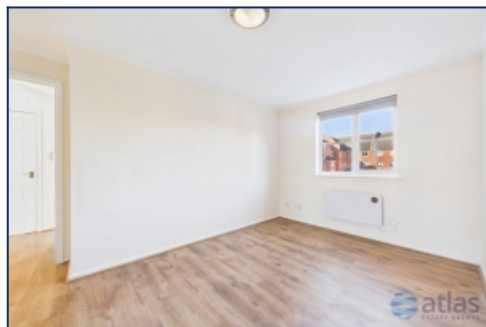
Kitchen



Kitchen



Bedroom One



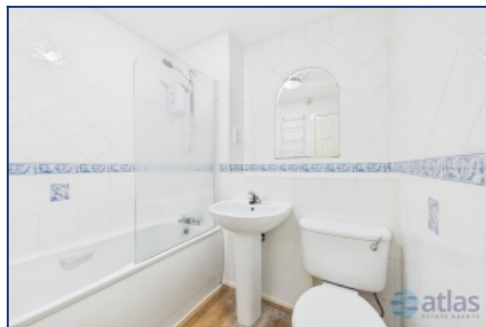
Bedroom One



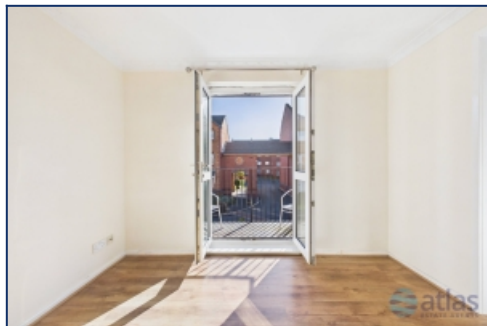
Bedroom Two



Bedroom Two



Bathroom



Living Room Doors To Balcony



Aerial View Of Balcony



Waterfront

## Floor Plans



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Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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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.