

## Quebec Quay, City Centre, L3



**For Sale - £170,000**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Bright and Airy Lounge
- Modern Kitchen
- Two Double Bedrooms; Master with En-Suite
- Modern Bathroom with Bath and Overhead Shower
- Storage Area Off Hallway
- Allocated Parking
- Prime Docksider Location, L3 Postcode
- Walking Distance to Albert Dock
- Excellent Transport Links

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 727 square feet / 68 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £188.31 per month
- Ground Rent: £100 per year
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing

### 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: £100 per annum

### Description

Stylish Ground-Floor Apartment in a Prime Docksider Location

Atlas Estate Agents are delighted to present this superb two-bedroom apartment, perfectly positioned in the sought-after Quebec Quay development, right in the heart of Liverpool's vibrant city centre.

Offering a seamless blend of modern living and waterfront charm, this ground-floor residence boasts a bright and airy reception room, creating an inviting space to relax or entertain. The contemporary kitchen is thoughtfully designed, with sleek fittings and ample storage, ensuring both style and practicality.

Both bedrooms are generously sized doubles, with the master benefitting from a private en-suite shower room. A further modern bathroom, complete with a bath and overhead shower, provides additional convenience. A handy storage area off the hallway enhances the home's practicality.

With no onward chain, this fantastic apartment is ready for its next owner to move straight in. The property also benefits from allocated parking—an enviable asset in such a prime city-centre location.

Situated just a short walk from the iconic Albert Dock, this home offers excellent transport links and easy access to Liverpool's finest restaurants, shops, and cultural attractions. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity not to be missed.

Contact Atlas Estate Agents today to arrange a viewing!

## Additional Images



Kitchen



Bedroom Two



Bedroom One

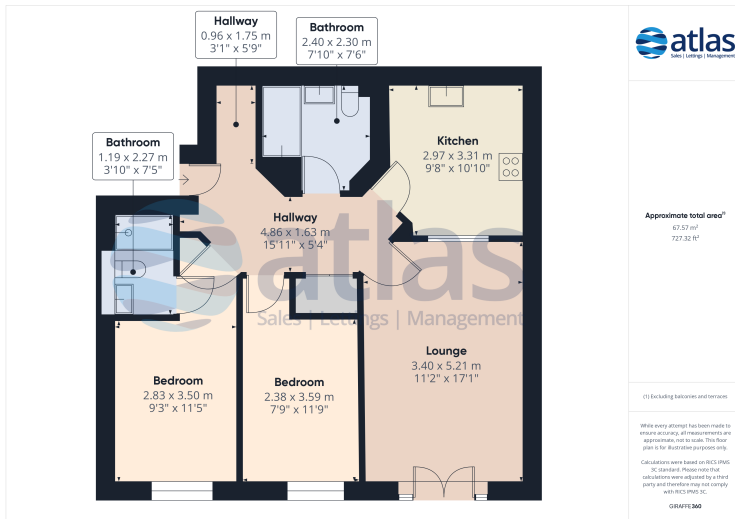


En-suite To Bathroom One



Bathroom

## Floor Plans



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