

## Armstrong Quay, City Centre, L3



**For Sale - £180,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Sought-After Docksider Location in L3
- Spacious Lounge with Access to Private Balcony
- Contemporary Fitted Kitchen with Integrated Appliances
- Two Generously Sized Double Bedrooms
- Stylishly Appointed Modern Bathroom
- Balcony Offering Picturesque River Views
- Approximately 10 Minutes' Drive to Liverpool City Centre
- Allocated and Visitor Off-Street Parking Space
- Short Walk to Brunswick Railway Station
- No Onward Chain

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 550 square feet / 51 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,463 per annum
- Ground Rent: £30 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric 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: 222 year(s) (approx)
- Service Charge: £1,463 per annum
- Ground Rent: £30 per annum

### Description

Stylish Docksider Living with River Views - No Onward Chain

Brought to the market by Atlas Estate Agents, this superb first-floor apartment offers a rare opportunity to enjoy contemporary city living in one of Liverpool's most sought-after docksider developments — Armstrong Quay, L3.



Set within a peaceful waterside community yet just a short stroll from Brunswick Railway Station and around ten minutes' drive from the vibrant heart of Liverpool City Centre, the location strikes the perfect balance between tranquillity and convenience.

Offered for sale with no onward chain, the apartment is beautifully presented throughout. The accommodation is arranged over one well-planned floor and comprises a spacious lounge that opens out onto a private balcony — the perfect spot to unwind while soaking in picturesque river views. The modern fitted kitchen is sleek and stylish, complete with integrated appliances, making it both functional and elegant.

There are two generously sized double bedrooms, ideal for sharers, guests or a home office setup, along with a contemporary bathroom featuring a high-spec finish and sophisticated design.

Additional benefits include an allocated and visitor off-street parking space and secure entry, offering both comfort and peace of mind.

Whether you're a first-time buyer, downsizer, or investor, this exceptional apartment delivers location, lifestyle and liveability in equal measure. Early viewing is highly recommended.

## Additional Images



River View



Lounge



Lounge



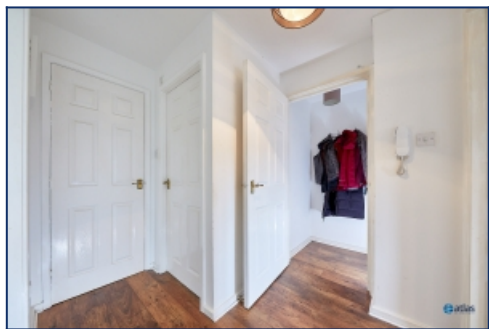
Lounge



Kitchen



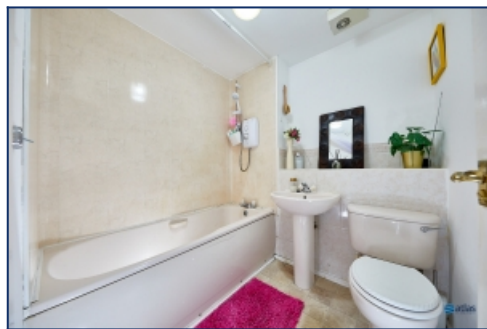
Kitchen



Hallway



Bedroom



Bathroom



Parking



Parking

## Floor Plans

