



Apartment 83 Armstrong Quay, Liverpool, Merseyside L3 4EG
Asking price £175,000

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Bluerow Homes are delighted to welcome to the market this TWO BEDROOM apartment set in a quiet WATERFRONT LOCATION.

ARMSTRONG QUAY is situated on Liverpool's Docklands, a tranquil location within the City, superbly situated between Otterspool Promenade and Liverpool City Centre, Imagine waking up each morning to UNINTERRUPTED VIEWS to the River Mersey, Wirral, Welsh Hill and much more - Bliss!



Property Information

The property benefits from excellent local transport links both in and out of the city. The apartment has been recently been decorated and fitted with new carpets throughout. This delightful, calming City retreat comprises of entrance hallway leading to lounge/dining area with picturesque WATER VIEWS, separate kitchen, Lounge, two double bedrooms and bathroom. Located on the FIRST FLOOR the property benefits from WEST facing BALCONY with beautiful views across the Mersey to Moel Famau and the mountains of north Wales.

Enjoy perfect sunsets in summer with a glass in your hand as you watch the racing yachts sail by and the daily Mersey ferry crossings.

Watch commercial vessels head up the channels to unload their cargoes in Garston, Port Sunlight, Ellesmere and Manchester docks.

The promenade can be directly accessed by a PRIVATE RESIDENTS ACCESS, also benefitting from ALLOCATED PARKING and additional visitors parking.

** Freehold: owned by the leaseholders ** Details below to be verified:

250 year lease from December 1997

Service charge £300.45 per quarter (figures based on first quarter of 2021)

Ground rent £30 per annum

Communal entrance

Code entry, mailboxes, stairs to all floors.

Apartment Hallway

Carpeted floor, intercom handset, door to storage cupboard which houses water tank.

Lounge / Dining area

Carpeted floor throughout, electric wall heater, double glazed patio doors leading to south west facing balcony.

Balcony

South west Facing balcony which is accessible from the lounge offering water views.

Kitchen

Fitted kitchen consisting of wall base and drawer units, sink with drainer, plumbing for washing machine, space for freestanding fridge/freezer, Oven and hob, Extractor, double glazed windows with River views, vinyl flooring throughout.

Bedroom one

Carpeted floor throughout, electric wall heater, double glazed window, fitted wardrobes.

Bedroom two

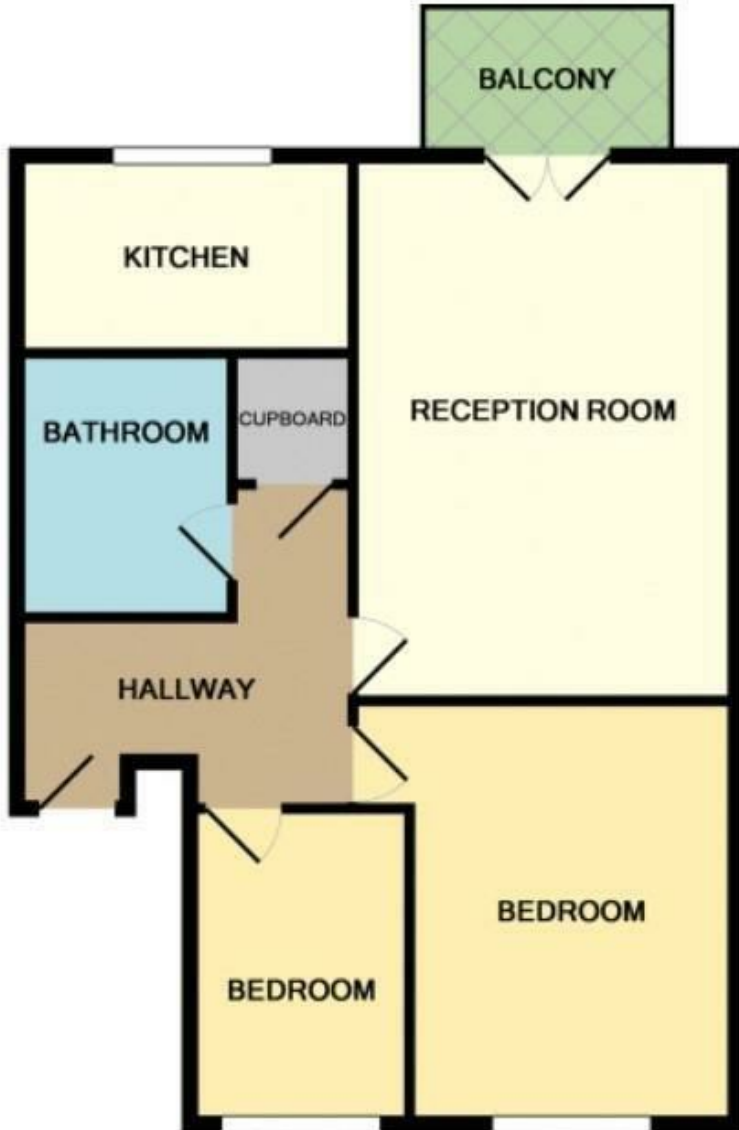
Carpeted floor throughout, electric wall heater, double glazed window.

Bathroom

Tiled walls and floor, fitted bathroom suite comprising of bath, with shower over, wash hand basin and Wc.

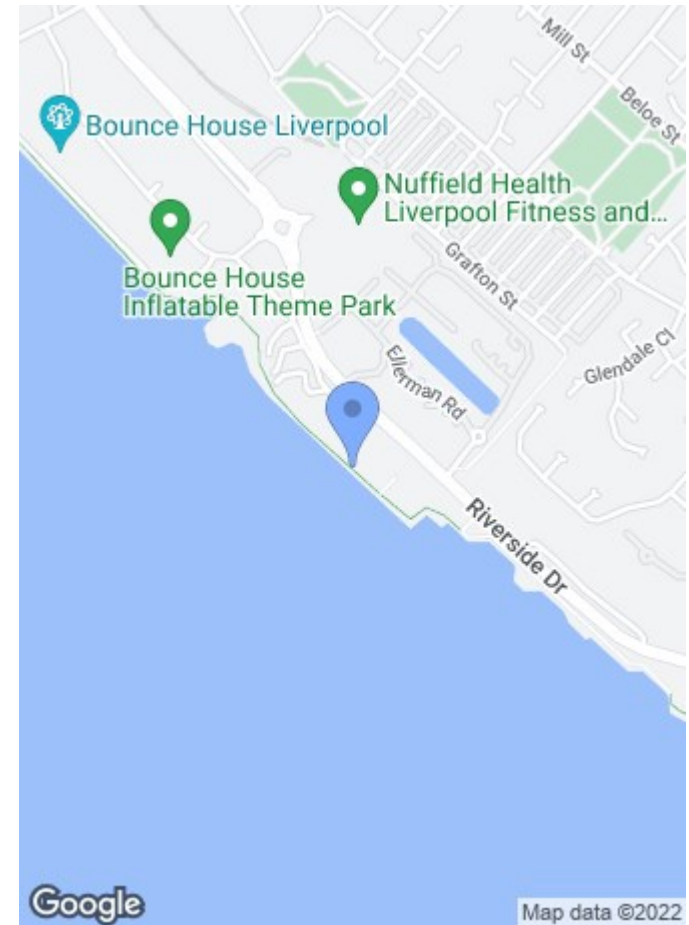






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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