

90 Quebec Quay, Liverpool , Merseyside L3 4ER
Asking price £215,000

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Bluerow Homes are delighted to offer for sale with no chain delay- Fabulous two bedroom first floor apartment located in the heart of Liverpool's City Centre, L3.

Situated on Quebec Quay and enjoying riverside location on the River Mersey, the property is reached via a well maintained communal entry point featuring secure intercom access. Upon entering the accommodation, you are greeted by the entrance hall into a bright and spacious living/dining room. Furthermore, there is a modern kitchen featuring a range of wall and base units and plentiful work surface space.

The sleeping accommodation consists of two generously sized double bedrooms, the master benefiting from a private en suite.

Providing the finishing touches to this well appointed property is a three piece family bathroom suite. Externally, there are communal gardens and secure gate access controlled residential parking

Figures to be verified
Lease term 999 years from 2000
Service Charge: £141.66 per calendar month
Ground rent £50 per annum

Communal Entrance

Accesses via Electric gates and intercom system. Well presented and well maintained communal garden areas

Apartment Entrance

Accessed via lift or stairs to first floor. Two external private storage cupboard. Carpet flooring and storage cupboard housing boiler system

Living Room

French doors to Juliet Balcony, providing tremendous view of River Mersey.

Dining Kitchen

Fitted kitchen with wall and base units, work surfaces incorporating a one and a half bowl sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, double glazed window.

Master Bedroom

Double glazed window with wonderful Estuary views. Fitted Wardrobes, radiator. Door leading to:

En-Suite Shower

Shower cubicle, wash hand basin, low level W.C.

Bedroom Two

Double glazed window benefiting from superb water views. radiator.

Family Bathroom

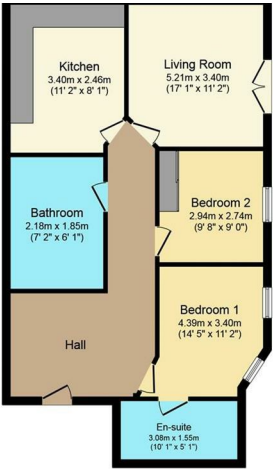
Bath, shower, wash hand basin, low level W.C

Car Parking

Secure off street parking and access to communal areas is available.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Floor Plan

Total floor area 73.2 sq. m. (788 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or



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