



**Apartment 86 Armstrong Quay, Liverpool , L3 4EG**  
**Offers over £180,000**

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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!

The property benefits from excellent local transport links both in and out of the city. The apartment has been recently fitted with a new kitchen and shower room. 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 shower room. Located on the GROUND FLOOR the property benefits from WEST facing PATIO open to communal gardens with beautiful views across the Mersey to Moel Famau and the mountains of north Wales.

\*\* Freehold: owned by Armstrong Quay Freehold Liverpool Limited \*\* Details below to be verified:  
 250 year lease from December 1997  
 Service charge £325.98 per quarter ( figures based on first quarter of 2022 )  
 Ground rent £30 per annum

### Property information

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.

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### Hall way

Wood laminate flooring. Wall mounted storage heater. Storage Cupboard.

### Living / Dining Room

Wood laminate flooring. Wall mounted storage heater. uPVC double glazed French doors leading to garden. Door leading to:

### Separate Kitchen

Wall, base and drawer units. Wood laminate floor. uPVC double glazed window offering water views.

### Bedroom One

uPVC double Glazed window. Fitted wardrobes, overhead cupboards and dressing table. Carpet Flooring. Storage heater

### Shower Room

Recently refurbished, white three piece suite briefly comprising: corner shower cubicle with built in shower. wash hand basin with vanity unit. Low level W.C.. Part Tiled walls and floor.

### Bedroom Two

Wood laminate flooring. Wall mounted storage heater. uPVC double glazed window offering water views.

### Patio

Flagged patio area. open to communal gardens, offering un interrupted water views

### Parking

Allocated, off road parking for one car. The development offers additional visitors spaces.

