



## South Ferry Quay South Ferry Quay, Liverpool, Merseyside L3 4EE

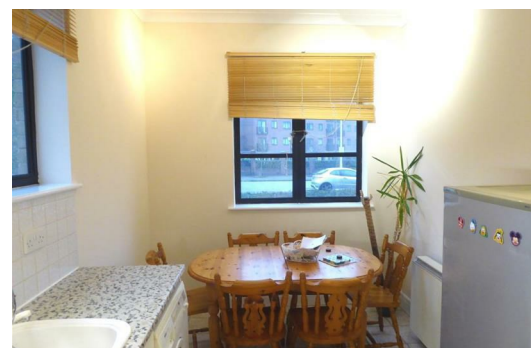
Guide Price £170,000

Situated in the popular South Ferry Quay development, this two bedroom ground floor apartment offers a quiet and secluded waterfront location.

A selection of local amenities are all within close proximity, including Liverpool ONE shopping centre, Royal Albert Dock, both offering a vast selection of bars and restaurants, with the ECHO Arena also just moments away.

In brief the property comprises of communal entrance via intercom access, entrance hallway, spacious lounge, kitchen dining area, two bedrooms with the master boasting an en suite shower room, two storage cupboards and a family bathroom. The property benefits from parking with visitors spaces also available.

With the added advantage of no on going chain, this two bedroom apartment is simply a must view to appreciate all on offer!



## Hallway

11'7" x 5'6" (3.54 x 1.69)

Two storage cupboards, intercom system, electric heater.

## Lounge

15'4" x 12'0" (4.69 x 3.66)

Windows to the side and rear elevation, electric heater, wall lighting points, television point.

## Kitchen/Diner

15'5" x 8'1" (4.72 x 2.48)

Windows to the side and front elevations, comprising a range of wall, drawer and base units, single drainer sink, integrated cooker with electric hob, tiled splash back areas, tiled floor, recessed spot lighting, electric heater.

## Bedroom One

11'3" x 10'0" (3.43 x 3.06)

Window to the rear elevation, electric heater.

## Ensuite

Comprising a three piece bathroom suite benefiting from low level WC, pedestal wash hand basin, walk in shower with shower screen, tiled flooring, recessed spot lighting.

## Bedroom Two

11'5" x 8'7" (3.50 x 2.63)

Window to the front elevation, electric heater.

## Bathroom:

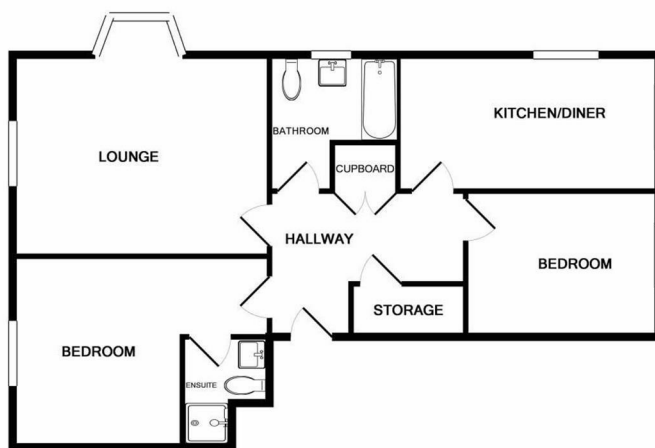
Comprising a three piece bathroom suite, benefiting from low level WC, pedestal wash hand basin, bath with shower above and shower screen, partly tiled walls, tiled flooring, recess spot lighting, electric heater.

## Bathroom

Comprising a three piece bathroom suite, benefiting from low level WC, pedestal wash hand basin, bath with shower above and shower screen, partly tiled walls, tiled flooring, recess spot lighting, electric heater.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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