



## 11 Armstrong Quay, Liverpool, L3 4EF

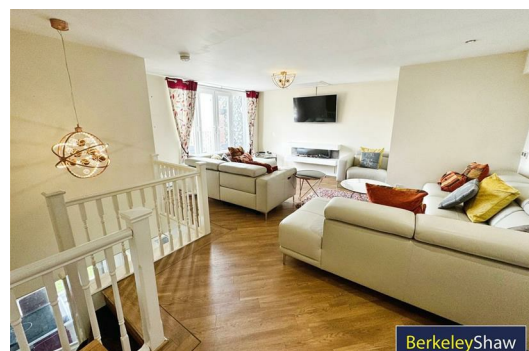
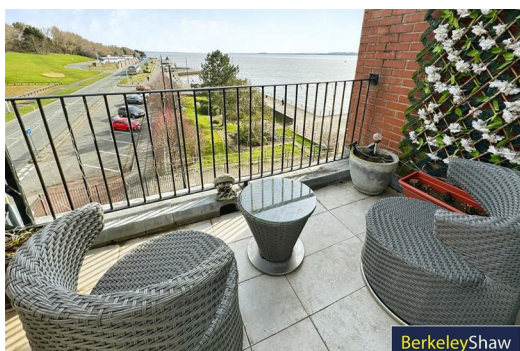
### Offers Over £240,000

Located in the highly sought-after Armstrong Quay, Liverpool, this exceptional two-bedroom penthouse apartment offers luxury living with uninterrupted views of the River Mersey. Positioned in a prime waterside setting, this stylish home boasts spacious, modern interiors, high-quality finishes, and a fantastic balcony perfect for relaxing and entertaining. The development is beautifully maintained with fantastic communal gardens and a pedestrian gate leading directly onto the river front, giving any buyer the opportunity to enjoy a stroll towards the City Centre or Otterspool Promenade.

On the lower floor, you'll find a beautiful open-plan kitchen diner, featuring ample storage, underfloor heating, granite worktops, and integrated Neff appliances. A Juliette balcony enhances the space, offering stunning river views. There are two generously sized double bedrooms, both with fitted wardrobes, while the master bedroom benefits from a sleek granite tiled en-suite shower room. A modern main bathroom with granite tiles and underfloor heating completes this level.

The upper floor is dedicated to a spacious living area, complete with underfloor heating, a feature electric fire, a large storage cupboard, and French doors leading to a private balcony. This outdoor space is the perfect spot to soak up the sunshine and take in the incredible panoramic views over the Mersey.

Additional features include allocated parking, a secure intercom entry system, boarded loft space for storage, allocated resident parking, guest parking and the bonus of no onward chain—making this a fantastic opportunity for those looking for a stress-free move.





## Wooden flooring & cloaks area

Wooden flooring, electric heater, intercom & stairs to upper floor.

Tiled floor, UPVC French doors to Juliette balcony, double glazed window, underfloor heating, a range of wall & base units, granite work tops, stainless steel sink, induction hob, extractor hood, Neff double oven, warming drawer, integrated washing machine, integrated dishwasher, electric heater, custom understairs storage, glass partition & door leading to the hallway,

Double glazed window, electric heater, fitted wardrobes & wooden flooring.


WC, basin, shower unit, granite tiled floor, granite tiled walls & electric heater.

Double glazed window, fitted wardrobes, electric heater & wooden floor.

Granite tiled floor & walls, underfloor heating, WC, basin, bath with hand shower, electric heater & extractor fan.

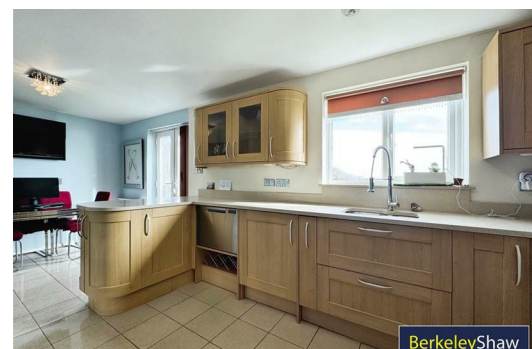
Wooden floor, underfloor heating, electric fire, electric heater, storage cupboard, double glazed windows & UPVC French doors to the balcony

Well maintained communal gardens, allocated resident parking & guest parking.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



Berkeley Shaw Real Estate Limited.  
Company No. 05206927

