



BerkeleyShaw

358 South Ferry Quay, Liverpool, L3 4EL

£270,000

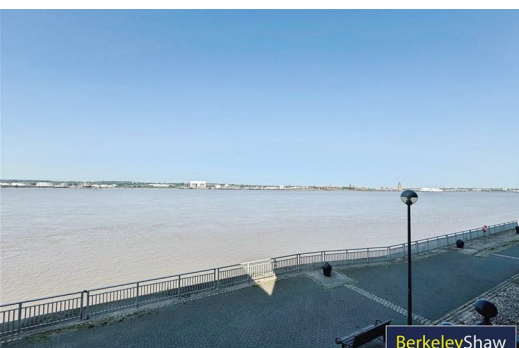
South Ferry Quay – Three-Bedroom First-Floor Apartment | Water Views | No Onward Chain

Perfectly positioned on the waterfront at South Ferry Quay, this spacious first-floor apartment enjoys fantastic views of the River Mersey from the open-plan living space and from all three bedrooms – a rare advantage even among Liverpool's most coveted dockside developments.

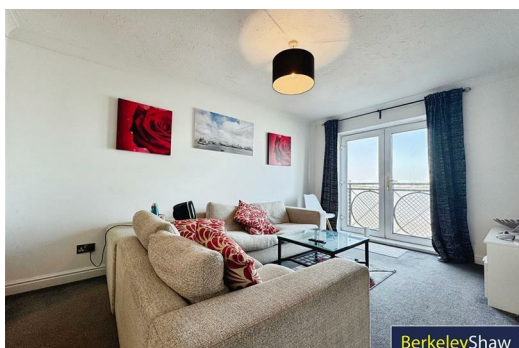
Stepping inside, the generous entrance hall with inbuilt storage cupboards gives access to a bright, open-plan kitchen-diner and living area that frames the river with French doors opening to a Juliet balcony. The kitchen is fitted with a range of integrated appliances, sleek cabinetry and ample work-surface, making entertaining effortless while you and your guests enjoy the water views.

The apartment offers three well-proportioned bedrooms. The principal bedroom boasts its own en-suite shower room, while the remaining two bedrooms share a modern three-piece bathroom. Every bedroom benefits from that same river outlook, so you can wake to boats gliding along the Mersey and finish the day with spectacular sunsets over the water.

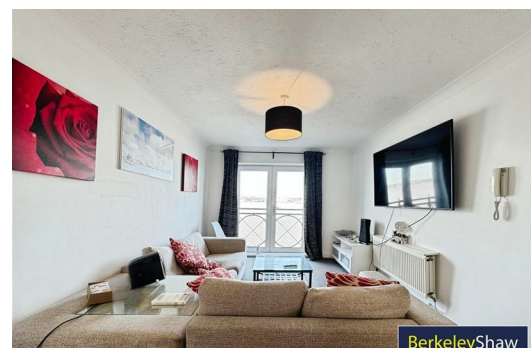
Further highlights include efficient gas central heating, residents' parking, and access to a private residents' park. A secure entry system provides peace of mind, and the development's waterside promenade leads directly toward Liverpool city centre, the Marina and Otterspool Promenade for relaxed weekend walks or bike rides.



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Communal entrance hall

Secure access with stairs to first floor.

Hallway

Laminate flooring, radiator & two storage cupboards.

Open plan kitchen diner/living area

Split level with UPVC french style doors leading to the Juliet balcony, radiator, intercom entry system, range of wall & base units, laminate floor, gas burning hob, electric oven, extractor hood, combi boiler, stainless steel sink with drainer & double glazed window.

Utility room

Radiator, base unit with space for washing machine.

Bedroom 1

3 x storage cupboards, radiator, double glazed window with water views.

En-suite

Shower unit, WC, basin, radiator, tiled floor & tiled walls.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

Double glazed window & radiator.

Bathroom

WC, basin, bath with shower, radiator, tiled floor & tiled walls.

Externally

Residents parking with residents only park.

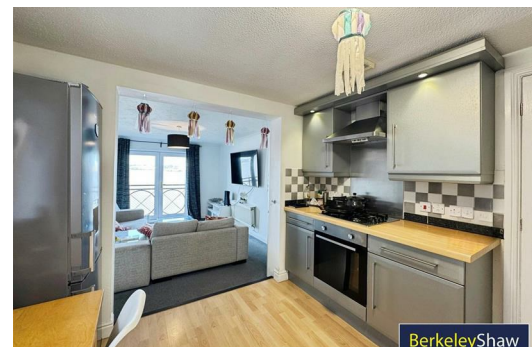
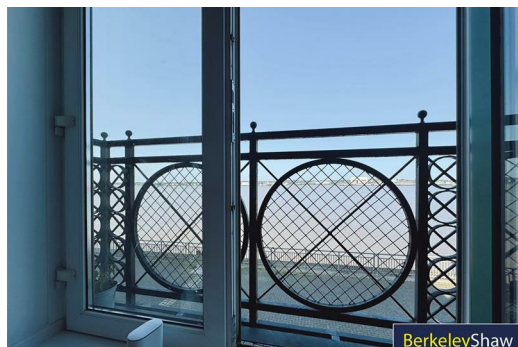
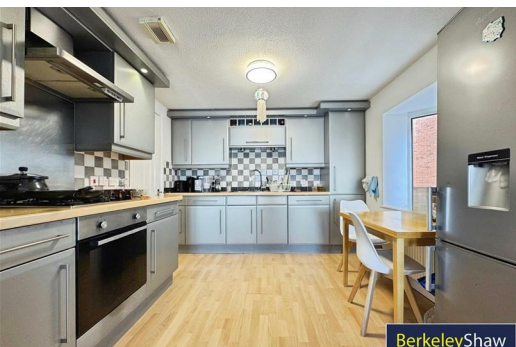
GROUND FLOOR



While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing.

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	



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