















South Ferry Quay, Liverpool,
Merseyside, L3

Offers Over: £190,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Offers Over: £190,000 Leasehold

Council Tax Band: D
EPC Rating: D

No Onward Chain - Ground Floor Apartment - South Ferry Quay Peninsula

Communal outdoor space and marina views from this impressive apartment, situated just a short distance from Liverpool City Centre, Albert Dock and Liverpool One's shopping centre are all within a gentle stroll along the river Mersey.

This ground floor, two bedroom apartment would make an an ideal first time home and offers river walks and marina views, as well as transportation links which are on your doorstep.

The property briefly comprises; entrance hall, open plan living/dining area, separate fitted kitchen, two bedrooms, the main with private en-suite and a modern three piece family bathroom.

Benefiting from secure intercom system and an allocated parking space outside the building, coupled with a low service charges make for an excellent home.

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EPC Grade - D

TWO BEDROOM APARTMENT
EXTERNAL/COMMUNAL
Allocated parking space outside the building. Secure access to property with well-kept communal areas.

GROUND FLOOR APARTMENT
Hall
Entrance to the property, leads to living space, kitchen, bathroom and both bedrooms.

Living/Dining Room
11'11" (3.63) x 15'2" (4.62) (approx)
Expansive living and dining space with wonderful views out onto marina.

Kitchen
8'2" x 15'5" (approx) (2.5m x 4.7m (approx))
Separate fitted and integrated kitchen with ample dining space.

Bedroom 1
11'2" (3.4) x 10' (3.05) (approx)
Main bedroom with ample space for king size bed and wardrobes with private en-suite.

En-suite
7'7" x 4'11" (approx) (2.3m x 1.5m (approx))
Three-piece bathroom suite with shower cubicle, toilet and wash basin.

Bedroom 2
8'7" (2.62) x 11'5" (3.48) (approx)
Sizeable second bedroom with space for double bed, wardrobes and drawers.

Bathroom
8'1" (2.46) x 7'7" (2.3) (approx)
Three-piece family bathroom with bath and shower facilities, toilet and wash basin.

General Info
Lease: 998 years from 01/01/1998 (970 years remaining approx)
Service charges: £2,760 per annum (£230pcm approx)
Ground rent: £100 per annum

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Agents Note

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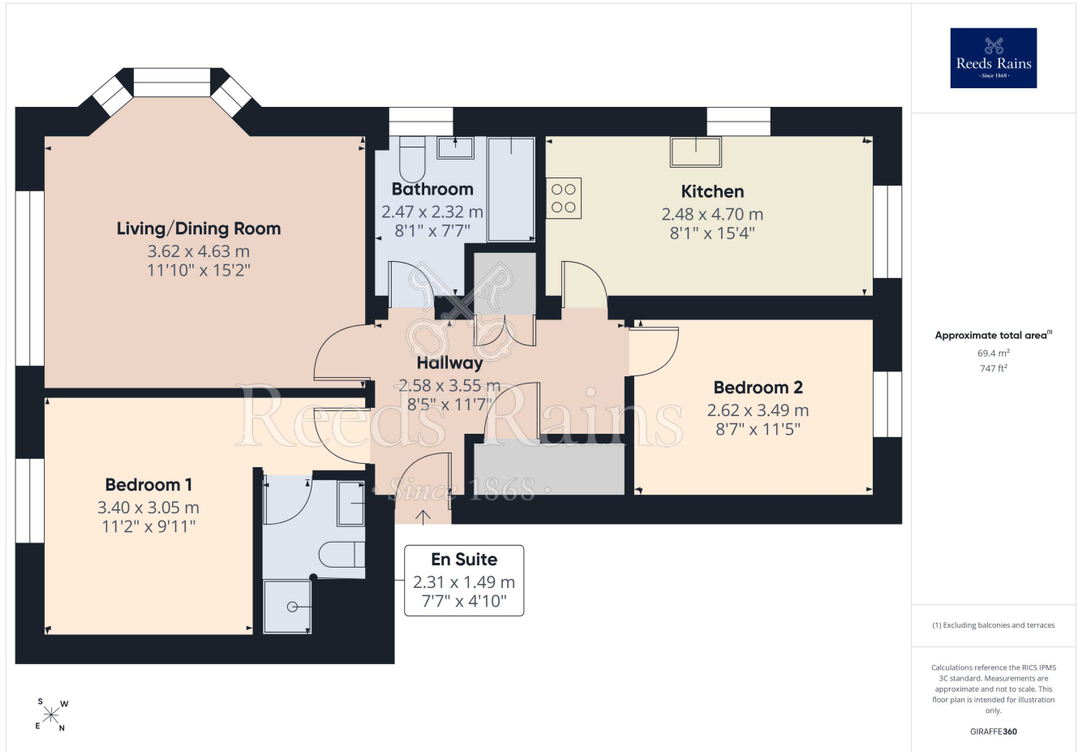
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk