



55 Armstrong Quay, Liverpool, L3 4EG

Asking Price £170,000 Leasehold

WWW.  
cityresidential  
.co.uk



## About the Property

City Residential are delighted to bring to the sales market this fantastic two bedroom apartment, situated within the highly sought after Armstrong Quay development on Liverpool's picturesque waterfront.

Well maintained by the current owner, this well presented property offers an excellent opportunity for both owner occupiers and investors alike. The accommodation briefly comprises an inviting entrance hallway, a spacious living area, a separate fitted kitchen, a generous master bedroom, a second double bedroom, and a modern family bathroom.

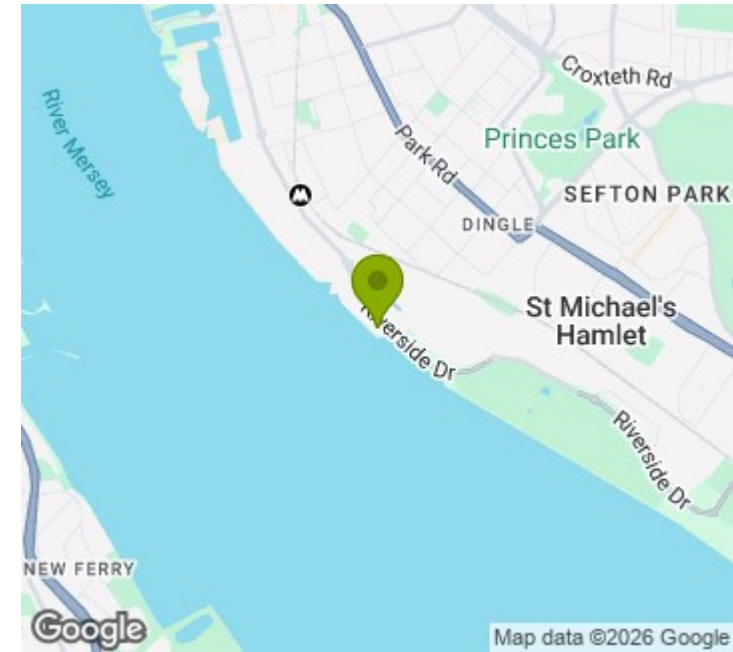
The bright and airy living space benefits from French doors leading onto a private balcony, where residents can enjoy attractive views across the well kept communal gardens and towards the River Mersey.

Further benefits include an allocated parking space, along with visitor parking available on a first come, first served basis.

Armstrong Quay enjoys a prime waterfront location, just a short stroll from the popular Otterspool Promenade, offering scenic riverside walks and leisure facilities. Brunswick Train Station is also within easy walking distance, providing convenient transport links with Liverpool Central just one stop away, as well as connections to the wider city region and beyond.

Properties in this development are always in high demand, so early viewing is highly recommended. To arrange a viewing, contact City Residential today on 0151 231 6100.

- Two bedroom apartment in popular Armstrong Quay
- Well maintained and ideal for homeowners or investors
- Private balcony with River Mersey views
- Separate kitchen and spacious living area
- Allocated parking plus visitor parking
- Close to Otterspool Promenade and Brunswick Station



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
|                                             | 75                         | 82        |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



City Residential  
81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG  
T: 0151 231 6100 F: 0151 231 6105  
E: sales@cityresidential.co.uk



WWW.  
**cityresidential**  
.co.uk