



## 148 Quebec Quay, Liverpool, L3 4ES

£190,000

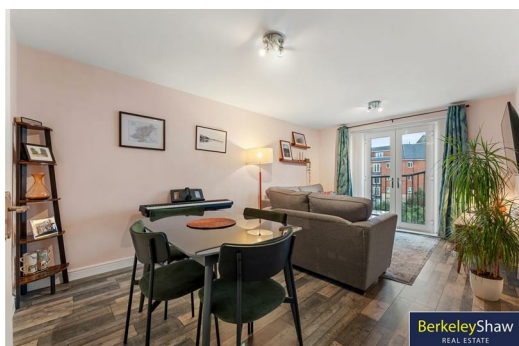
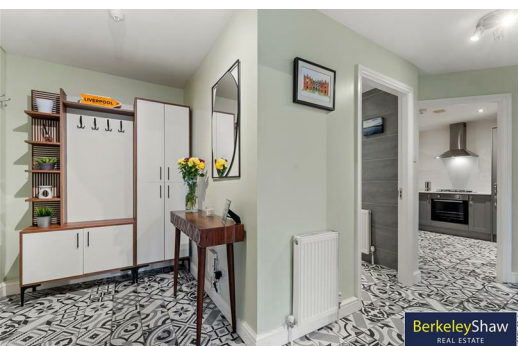
Stylish Waterfront Living at Quebec Quay – Two Bedroom Second Floor Apartment

Berkeley Shaw Real Estate are delighted to offer for sale this beautifully presented two-bedroom apartment, ideally situated on the second floor of the sought-after Quebec Quay development. Set along the banks of the River Mersey, this secure gated community offers a superb lifestyle opportunity just moments from the Royal Albert Dock and Liverpool City Centre.

Perfectly suited to first-time buyers, young professionals, or those looking to downsize, the property benefits from lift access and allocated parking, combining convenience with comfort in a prime waterfront location.

Upon entering, you are welcomed by a spacious and inviting hallway, complete with a useful laundry cupboard housing the combi boiler. The apartment boasts two generous double bedrooms, with the principal bedroom featuring fitted wardrobes and a stylish modern en-suite shower room. The second bedroom is equally well-proportioned, ideal for guests, a home office, or additional living space.

At the heart of the home is a bright and airy open-plan living and dining area, beautifully illuminated by French doors that open to a charming Juliette balcony—perfect for enjoying fresh air and a glimpse of the waterfront setting. The contemporary kitchen is finished to a high standard and offers a range of integrated appliances, making it both practical and stylish.



## Communal entrance

Secure access with both lift & stairs to the upper floor.

## Entrance hall

An inviting entrance hall featuring a tiled floor, radiator, and intercom system, creating a welcoming first impression with both style and practicality with plenty of space for storage.

## Living room

A bright and airy living/dining room featuring UPVC French-style doors opening onto a Juliet balcony, allowing for an abundance of natural light. Finished with laminate flooring and a radiator, this is an ideal space for both relaxing and entertaining

## Kitchen

A modern, well-appointed kitchen boasting a range of integrated appliances including a gas hob, electric oven, extractor hood, fridge freezer, dishwasher, and washing machine. Finished with a stainless steel sink and sleek quartz worktops, the space combines style with everyday functionality.

## Master bedroom

A spacious principal bedroom featuring two double glazed windows allowing for plenty of natural light, complemented by contemporary spotlights and fitted wardrobes. A radiator ensures comfort, while direct access to the en-suite adds a touch of convenience and luxury.

## En-suite

## Bedroom 2

Bedroom Two features a double glazed window, radiator, and attractive wood panelling, creating a warm and characterful space. Versatile in its use, it would serve equally well as a comfortable guest bedroom or a stylish home office.

## Bathroom

A stylish, modern bathroom featuring a sleek WC, a contemporary vanity basin with integrated storage, and a heated radiator. The suite is complemented by a bath with overhead shower attachment, finished with fully tiled walls and a tiled floor for a clean, polished look.

## Externally

Externally, the property benefits from secure gated access with allocated parking, along with additional guest spaces available (subject to availability). Well-maintained communal gardens further enhance the setting, providing attractive outdoor space for residents to enjoy.

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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