



## Armstrong Quay, Liverpool, L3

**£160,000**

Offers Over

**Tenure:** Leasehold, **Bedrooms:** 2

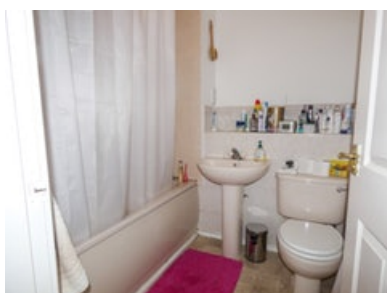
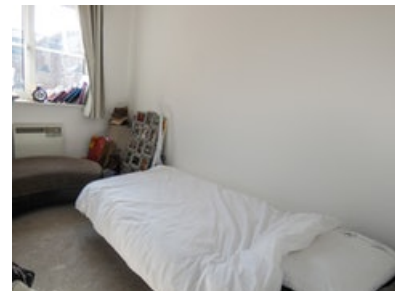
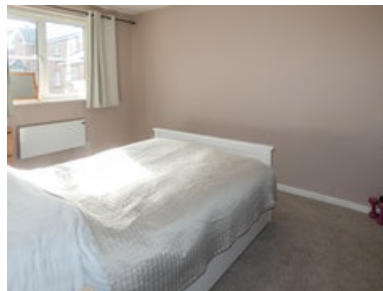
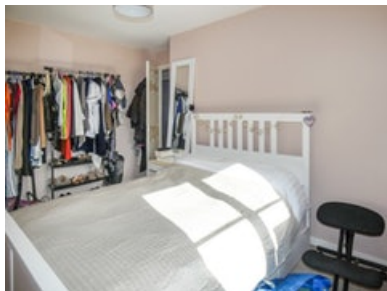
\*\*\*PERFECT FOR FIRST TIME BUYERS OR BUY TO LET\*\*\* This well presented two bedroom apartment has a lovely balcony with amazing river views situated on the popular and much sought after Armstrong Quay L3. This beautiful apartment is close to local amenities such as local eateries, shops and has exce

## Key features:

- Balcony
- Allocated parking
- Central location
- Close to local amenities
- Merseyrail nearby
- Views over the River Mersey

## Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band c (£1500.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 999 years remaining  
**Ground Rent:** £30.00 per-annum  
**Maintenance:** £97.00 per-month  
**Maintenance Company:** Pkpm



**Guide Price £160,000 - £170,000**

**\*\*\*PERFECT FOR FIRST TIME BUYERS OR BUY TO LET\*\*\***

This well presented two bedroom apartment has a lovely balcony with amazing river views situated on the popular and much sought after Armstrong Quay L3.

This beautiful apartment is close to local amenities such as local eateries, shops and has excellent transport links.

The property has two double bedrooms, kitchen with a range of wall and base units and complementary worksurfaces, there is also an integrated oven, hob with an extractor fan above.

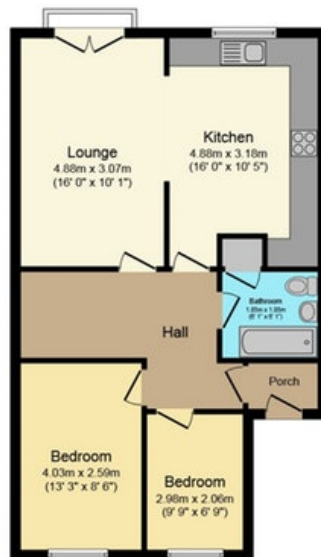
The lounge is the main feature of this lovely property it has french doors allowing the lounge to be filled with lots of natural daylight, the french doors open on to a balcony where you are able to take in the amazing views.

There is also a bathroom with a full suite.

The property also benefits from an allocated parking space.

Viewing is essential to appreciate the position and views this lovely property has to offer.

## Floor plan:



### Ground Floor Plan

Floor area 65.0 sq. m. (700 sq. ft.) approx

**Total floor area 65.0 sq. m. (700 sq. ft.) approx**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**97, Armstrong Quay, LIVERPOOL, L3 4EG**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 8461-7820-3579-2581-6992
<b>Date of assessment:</b> 19 October 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 23 October 2019	<b>Total floor area:</b> 53 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,806</b>
<b>Over 3 years you could save</b>	<b>£ 774</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 285 over 3 years	£ 159 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4CAF50; color: white; width: fit-content; margin: auto;">                     You could save £ 774 over 3 years                 </div>
<b>Heating</b>	£ 654 over 3 years	£ 387 over 3 years	
<b>Hot Water</b>	£ 867 over 3 years	£ 486 over 3 years	
<b>Totals</b>	<b>£ 1,806</b>	<b>£ 1,032</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) <b>A</b></td> <td style="background-color: #8BC34A; color: white; text-align: center;">(81-91) <b>B</b></td> <td style="background-color: #FFEB3B; color: black; text-align: center;">(69-80) <b>C</b></td> <td style="background-color: #FFC107; color: black; text-align: center;">(55-68) <b>D</b></td> <td style="background-color: #FF9800; color: black; text-align: center;">(39-54) <b>E</b></td> <td style="background-color: #FF5722; color: black; text-align: center;">(21-38) <b>F</b></td> <td style="background-color: #C0392B; color: black; text-align: center;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="3" style="text-align: center;"> <table border="1" style="border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%; text-align: center;">Current <b>71</b></td> <td style="width: 50%; text-align: center;">Potential <b>84</b></td> </tr> </table> </td> <td colspan="4" style="font-size: x-small;"> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> </td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(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>	<table border="1" style="border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%; text-align: center;">Current <b>71</b></td> <td style="width: 50%; text-align: center;">Potential <b>84</b></td> </tr> </table>			Current <b>71</b>	Potential <b>84</b>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>				
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 84
2 High heat retention storage heaters	£1,200 - £1,800	£ 690

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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