



**7 Royal Quay, Liverpool, Merseyside L3 4EY**  
**Asking price £142,950**

Bluerow Homes are pleased to offer this well presented two bedroom apartment in the historic waterfront area of Liverpool adjacent to the Albert Dock and new Echo Arena with easy access to the area's bars and restaurants. This gated development is designed around a landscaped courtyard accessed by security doors to each building. Communal entrance with lift and stairs. Hallway leading to living/dining room with separate fitted kitchen. Decked balcony overlooking the Dock basin. Second double bedroom and bathroom.

Currently with Tenant, call for details 01517099638

### Communal Entrance

Fob operated security door, tiled floor, post boxes, stairs and lifts to upper floors.



### Private Entrance

Laminate floor, wall heater, store cupboard

### Lounge/Diner

14'10" x 10'7" (4.54 x 3.25)

Wooden laminate floor, floor to ceiling double glazed door leading to balcony, radiator.



### Kitchen

9'9" x 6'3" (2.99 x 1.93)

Double glazed window, wall, base and drawer units, granite work surfaces, integrated oven, hob, extractor, space free standing fridge/ freezer, plumbing for washer dryer,



### Bedroom 1

8'6" x 9'0" (2.61 x 2.76)

Double glazed window, ceiling lights, carpet, radiator.



### Bedroom 2

10'3" x 7'5" (3.14 x 2.28)

Double glazed door leading to decked balcony, radiator.



### Bathroom

White suite comprising of a bath with shower over, hand wash basin, w.c; mirror, shaver point, tiled walls and floor.



### Parking

Allocated secure parking.

### Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take

care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(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		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>	84	85
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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