



Apartment 114 Block 5 Royal Quay, Liverpool , Merseyside L3 4EX
Asking price £129,950

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Bluerow homes are pleased to offer this well presented ground floor, two bedroom apartment in the historic waterfront area of Liverpool adjacent to the Albert Dock and Echo Arena with easy access to the area's bars and restaurants and within walking distance of Liverpool one shopping centre.

Ideal for both investors and home owners alike, each would benefit from being able to move in or indeed let the property immediately as now work is required.

This gated development is designed around a landscaped courtyard accessed by security doors to each building. Communal entrance with lift and stairs. This apartment briefly comprises; Hallway leading to living/dining room with separate fitted kitchen. There are two double bedrooms and a bathroom off the hallway with bath and shower over. The property comes with one secure allocated parking.

Viewing highly recommended to appreciate what this property has to offer.

Figures to be verified
Lease 125 years from 1999
Service charge £1256.40 pa
Ground Rent £100 pa

Communal Area

Apartment Entrance Hall

Ground floor entrance level, Carpet flooring, store cupboard housing meters, alarm panel, ceiling lighting, second inner door leading to all Living/Dining room

Living/Dining Room

16'1" x 13'6" to curved wall (4.91 x 4.14 to curved wall)

A well laid out room offering ample space to both dine and lounge. There are two double glazed windows overlooking the communal courtyard which is laid to lawn there is a second feature port hole window. Gas fired central heating radiator. Two suspended ceiling lights, doors leading to kitchen and inner hallway.

Separate Kitchen

7'10" x 6'6" (2.41 x 1.99)

A range of wall, base and drawer units and complementing work surfaces with circular stainless steel sink with mixer tap. Space for fridge, washing machine and dishwasher. Double glazed window. Down lights. Part tiled walls and tiled floor.

Inner Hallway

Carpet flooring. Ceiling light, doors to all rooms

Bedroom One

8'2" x 9'1" (2.49 x 2.77)

Good size double bedroom with double glazed window overlooking communal Courtyard, gas fired central heating radiator, ceiling lighting.

Family Bathroom

White three piece suite comprising; panel bath with shower over, low level w.c., wash hand basin, granite vanity shelf, large wall mounted mirror, chrome heated towel rail, tiled walls and floor, down lighting.

Bedroom Two

8'5" x 8'2" (2.59 x 2.49)

Double bedroom with double glazed window overlooking communal Courtyard, gas fired central heating radiator, carpet flooring, ceiling lighting.

Car Parking

One allocated secure car parking space

ID Verification

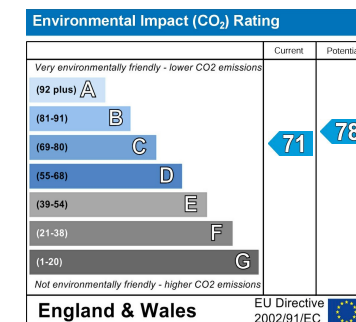
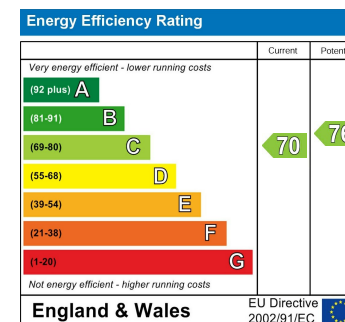
In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your

details in the future to assist other companies for verification purposes. A record of the search will be retained.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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