



7 Royal Quay, Liverpool , Merseyside L3 4EY
Asking price £145,000

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Bluerow homes are pleased to offer this well presented third 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.

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 looking towards the city and dock basin. Second bedroom has access to the balcony and there is 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.

Lease 125 years from 1997
 Service charge £1320 pa
 Ground Rent £100 pa

Communal Entrance

Intercom entry phone system, post box collection point, lift and stairs to all floors

Apartment entrance

Wood laminate flooring, cupboard housing electricity meter

Living/Dining Room

Wood laminate flooring, wall mounted gas fired central heating radiator, floor to ceiling double glazed windows with door leading to balcony offering wonderful waterside and city views

Separate Kitchen

Separate kitchen, with wall, base and drawer units, work surface, space for fridge/freezer, washer dryer and dishwasher integrated electric oven, hob and extractor fan, tiled floor and part-tiled walls,

Inner Hall

Doors leading to all bedrooms and bathroom

Bedroom One

Carpet flooring, wall mounted gas fired central heating radiator, double glazed door leading to balcony, door leading to en-suite, wonderful Dock basin, waterside views

Ensuite Shower Room

White suite comprising shower cubicle, low level w.c., wash hand basin, wall mounted mirror and heated towel rail

Bedroom Two

Carpet flooring, circular double glazed porthole feature window, storage cupboard housing gas central heating boiler, lovely waterside views and beyond

Bathroom

Three piece white suite comprising panel bath with shower over, low level w.c., wash hand basin, heated towel rail, fitted wall mirror, granite vanity shelf

Balcony

Decked balcony offering wonderful Dock basin water views

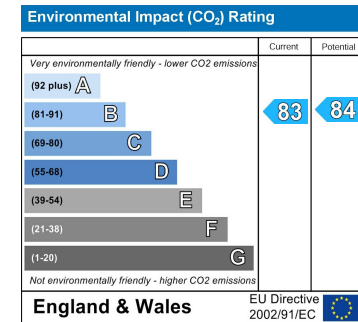
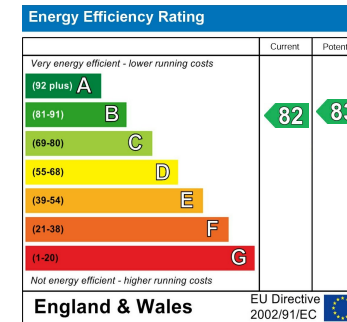
Parking

Off road, secure allocated parking space for one car, accessed via electric gates

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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