



SALE AGREED

3 Royal Quay, Liverpool, Merseyside L3 4EU

£125,000

A well presented 1st floor two bedroom apartment in the historic waterfront area of Liverpool adjacent to the Albert Dock and the 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 fitted kitchen off, tiled bathroom with shower over bath. Fabulous Dockland location. Allocated parking. PLEASE NOTE THIS PROPERTY CURRENTLY HAS A TENANT

- 2 bedrooms
- 1st floor
- Investment opportunity
- Waterside location
- Parking

Communal Entrance

post boxes, tiled floor .Lift and stairs to upper floors

Private Entrance

store cupboard with gas meter and fuse box



Bedroom 2

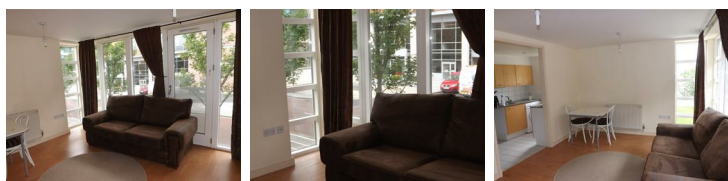
7'6" x 9'7" (2.31 x 2.94)

Radiator, double glazed door leading to Juliet style balcony

Lounge Dining Room

14'10" x 10'5" (4.54 x 3.2)

Entryphone handset, double radiator, double glazed floor to ceiling windows and door to west facing Juliet style balcony.



Kitchen

9'8" x 5'9" (2.97 x 1.77)

Fitted with a range of floor and wall units, drawers and work surfaces. Electric oven, hob and extractor fan, space, plumbing and power for washing machine, dishwasher and fridge/freezer. Gas boiler, part tiled walls, tiled floors and window to side.



Bathroom



Bedroom 1

10'10" x 11'1" (3.32 x 3.4)

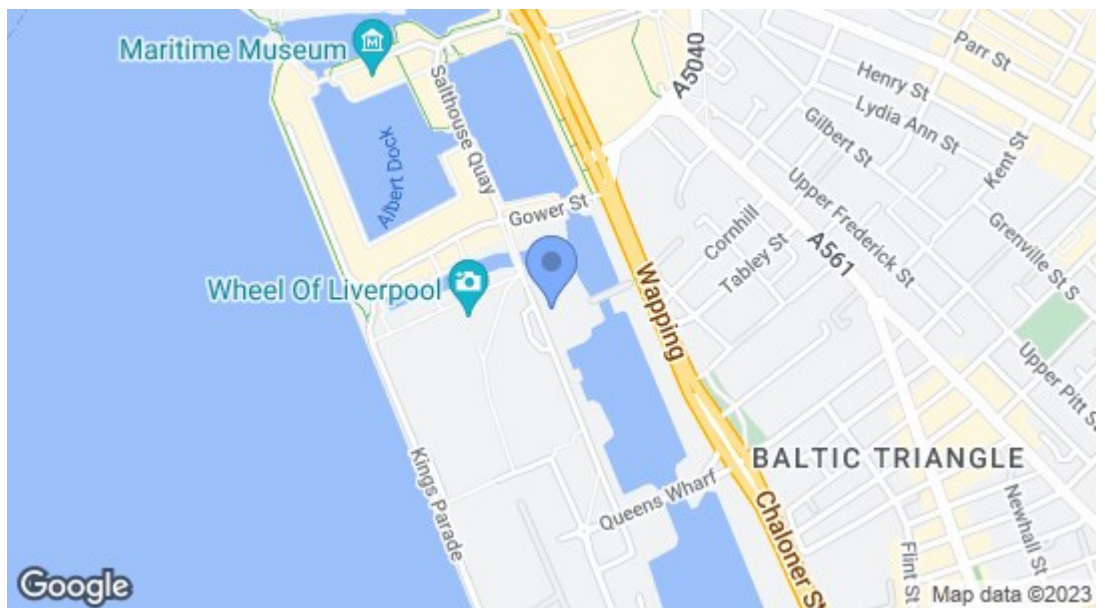
Radiator, double glazed window, carpet.

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 80 |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 84 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com