



Block 1 Royal Quay, Liverpool, Merseyside L3 4ET

£775 Per month

Bluerow Homes are delighted to offer for sale with NO CHAIN, a well presented fourth 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. The property briefly comprises; Communal entrance with lift and stairs. Hallway leading to living/dining room with fitted kitchen off, tiled bathroom with shower over bath. Two double bedrooms one with en suite bathroom. Decked balcony overlooking the courtyard. Allocated parking.

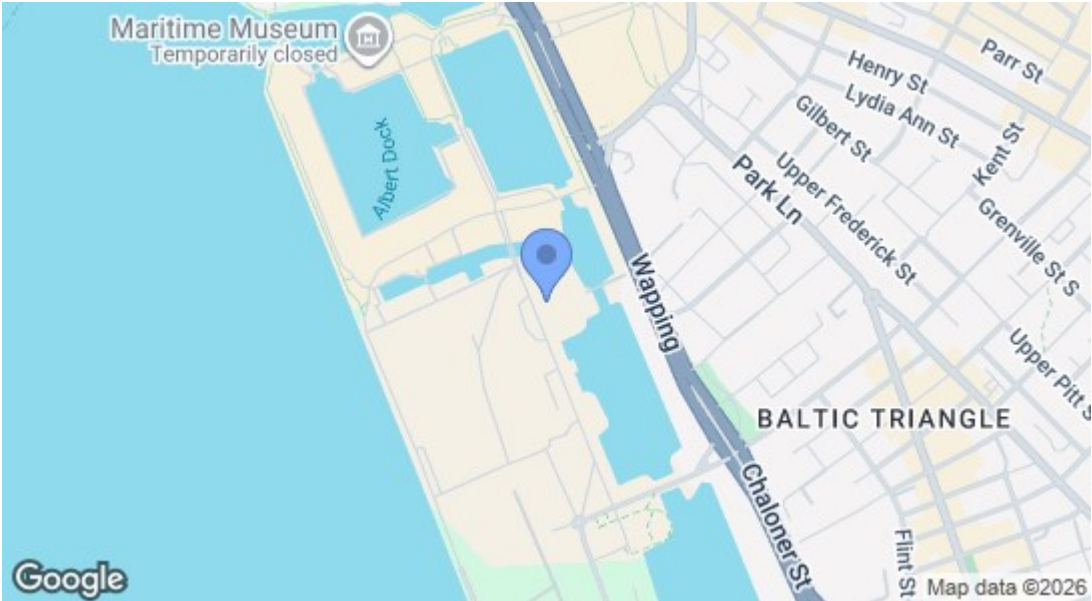
Figures below are not verified

Lease 125 years from 1999

Service charge £1,901.16pa (Advised shall revert back to previous amount of £1575pa at the end of this payment year)

Ground Rent £100 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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		
(69-80) C	81	86
(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 		



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