



**Block 1 Royal Quay, Liverpool , Merseyside L3 4ET**  
**Asking price £139,950**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

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. Decked balcony overlooking the courtyard. Allocated parking.

We are advised on the figures below, yet to be confirmed;  
 Lease 125 Years from 2003  
 Service charge £ 1427  
 Ground rent 100 pa

### Communal Entrance

Secure fob entry door, post boxes, tiled floor. Lift and stairs to upper floors.

### Private entrance

Carpets, access to all rooms.

### Lounge/Diner

13'8" (max) x 12'11" (max) (4.19 (max) x 3.96 (max))  
 Carpet flooring, radiator, double glazed windows to two sides, access to kitchen

### Kitchen

5'8" x 9'8" (1.75 x 2.97)  
 Fitted with a range of base and wall units, drawers and worksurfaces. Electric oven, hob and extractor fan, plumbing for washer/dryer, space for fridge/freezer. Part tiled walls, tiled floors and double glazed window.

### Bedroom

8'5" x 11'4" (2.59 x 3.47)  
 Carpet flooring. Gas fired central heating radiator. Floor to ceiling, wall to wall double glazed door leading to decked balcony overlooking the courtyard, door leading to en-suite shower room.

### En-suite Shower room

Step in shower, low level wc, wash hand basin, wall mounted mirror with vanity shelf, heated towel rail, tiled floor and walls, extractor fan.

### Bedroom

15'8" x 11'1" (4.8 x 3.40)

Carpet flooring, radiator, double glazed window.

### Bathroom

White suite comprising a bath with shower attachment, wash hand basin, w.c, shaver point, mirror, tiled walls and floor, heated towel rail.

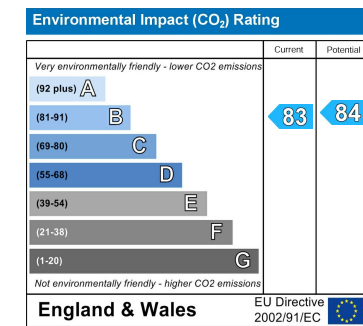
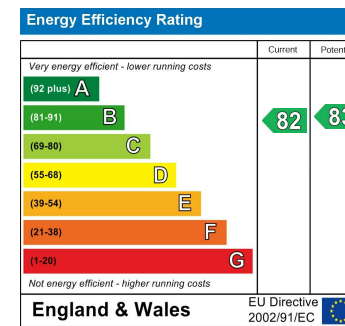
### Communal Gardens

Central communal garden area laid to lawn and planted with trees.

### Allocated 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.



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