



**177 7 Royal Quay, Liverpool , Merseyside L3 4EY**  
**Asking price £145,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes a delighted to offer for sale with NO CHAIN, 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. 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. Decked balcony overlooking the courtyard. Allocated parking.

Figures below are not verified  
Lease 125 years from 1999  
Service charge £1576pa  
Ground Rent £100 pa

**Communal Entrance**

Secure fob entry door. Post box collection point. Tiled floor. Lift and stairs to upper floors.

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

**Hallway**

Carpets, access to all rooms. Storage cupboard.

**Living/Dining Room**

Wood laminate flooring. Gas fired central heating radiator. Two double glazed windows, courtyard and side aspects. Large storage cupboard. Access to kitchen.

**Kitchen**

Fitted with a range of base and wall units, drawers and granite work surfaces. Integrated Electric oven, hob and extractor fan. Plumbing for washing machine. Space for fridge/freezer. Gas combi boiler. Part tiled walls. Tiled floors and double glazed window with side aspect.

**Master Bedroom**

Carpet flooring. Gas fired central heating radiator. Floor to

ceiling, wall to wall double glazed windows with door leading to decked balcony overlooking the courtyard. Door leading to en-suite shower room.

**En-suite Shower Room**

Step in shower cubicle and fitted shower. White low level w.c. with concealed cistern. Wash hand basin. Fitted wall mounted mirror with granite vanity shelf. Heated towel rail. Tiled floor and walls.

**Bedroom Two**

Carpet flooring. Gas fired central heating radiator. Built in double wardrobe. Double glazed window with courtyard aspect.

**Family Bathroom**

Three piece white suite comprising of; a tiled panel bath with shower attachment over. Wash hand basin. Low level W.C., with concealed cistern. Granite vanity shelf. Shaver point. Wall mounted large mirror. Heated towel rail. Tiled walls and floor.

**Balcony**

Decked Undercover balcony over looking courtyard.

**Car Parking**

One allocated secure car parking space, accessed via fob operated electric gates.

