



158 Royal Quay, Liverpool , Merseyside L3 4EX
Offers in excess of £100,000

bluerow
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****CASH BUYERS ONLY****
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, lift and stairs to upper floors, entrance hall, living/dining room benefitting from a Juliet balcony which overlooks the internal courtyard, kitchen, two double bedrooms, En- suite and additional bathroom and secure allocated parking.

Fixed tenancy in place until June 2023 achieving £795 pcm
Lease 125 years from 1999
Service charge £2723.64 per annum
Council tax band D
EPC Rating C
CASH ONLY!

Communal Entrance Hall
Post collection boxes, audio entry intercom system, lift and stair access to all floors

Private Entrance Hall
Storage cupboard with electric meter.

Living/Dining Room
9'5" x 15'8" (2.89 x 4.80)
Audio entry system, double glazed window and door leading to Juliette balcony, radiator.

Separate kitchen
4'5" x 7'9" (1.37 x 2.38)
Base, wall and drawer units, stainless steel sink, free standing fridge, washer/dryer, oven, hob and extractor, tiled splash backs, tiled floor, double glazed window.

Master Bedroom
7'6" x 11'1" (2.3 x 3.40)
Double glazed window and door to en-suite, radiator.

En suite
Shower cubicle, w.c., wash hand basin, heated towel rail, extractor fan, wall mirror, shaver point.

Bedroom Two
7'6" x 11'1" (2.3 x 3.40)
Double glazed window and radiator.

Bathroom
White suite comprising of bath with shower over, wash hand basin, w.c., heated towel rail, wall mirror, tiled walls and floor.

Parking
Allocated Space

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



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