

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



#### \*\*\*\*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 band 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.

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

## **Bedroom Two**

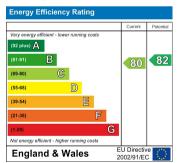
7'6" x 11'1" (2.3 x 3.40)

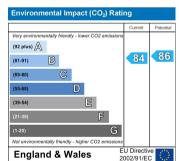
Double glazed window and radiator.

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













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