



104 4, Royal Quay, Liverpool , Merseyside L3 4EU
Asking price £139,950

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow homes are please to offer this well presented Fourth 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 with lift and stairs. This apartment briefly comprises; Hallway leading to living/dining room with separate fitted kitchen. Decked west facing balcony with partial Albert Dock Views. The are two bedroom's with the Second bedroom benefitting from access to the balcony, there is a bathroom off the hallway with bath and shower over. The property comes with one secure allocated parking.

Viewing highly recommended to appreciate what this property has to offer.

Lease 125 years from 2003 (TO be verified)
Service charge £ (To be confirmed)
Ground Rent £ (To be confirmed)

Communal Entrance

Fob operated security doors, post boxes, stairs and lifts to upper floors.

Apartment Hallway

Carpet flooring, store cupboard housing electricity meter, intercom entry handset, doors leading to all rooms

Living / Dining Area

Carpet flooring, wall mounted gas fired central heating radiator, floor to ceiling double glazed windows with door leading to west facing balcony including partial view of Albert Dock

Kitchen Area

Wall, base and drawer units with complementing work surfaces, stainless steel circular sink with mixer tap, space for fridge/freezer, washing machine and dishwasher, integrated electric oven and hob. wall mounted gas central heating combi boiler. Part tiled walls and floor, down lights, double glazed window

Bedroom one

double bedroom with carpet flooring, double glazed window, gas fired central heating radiator, ceiling light, a range of wall to wall fitted wardrobes and drawers

Bathroom

Three piece white suite comprising, tiled panel bath with shower over, low level w.c., wash hand basin, chrome heating towel rail, granite shelf, wall mounted mirror, down lights

Bedroom Two

Carpet flooring, double glazed door leading to balcony, gas fired central heating radiator, ceiling light

Balcony

Decked balcony spanning the width of the apartment, west facing with partial Albert Dock Views.

Car Parking Space

Allocated, secure parking for one car

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS

REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

