



104 4, Royal Quay, Liverpool , Merseyside L3 4EU
£160,000

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Two Bedroom Apartment, Royal Quay, Liverpool Waterfront location - EWS1 in place.

This stylish fourth floor apartment at Royal Quay offers modern city living in the heart of Liverpool's historic waterfront. Set within a secure gated development with beautifully landscaped courtyards, the property provides both comfort and convenience.

The apartment extends to 602 sq. ft. and comprises two bedrooms and one bathroom. On entering, you are welcomed by a hallway that leads into a bright and spacious living area, complete with floor to ceiling windows that flood the room with natural light. The living space flows into a designated kitchen area, making it ideal for both relaxing and entertaining. A generous balcony overlooks The Albert Dock providing the perfect spot to unwind.

The property also benefits from one allocated off road parking space, secure access to each building, and a communal entrance served by both lift and stairs.

Situated next to the Albert Dock this home is ideally placed for enjoying Liverpool's vibrant lifestyle, with a wealth of bars, restaurants, and cultural attractions just moments away. Liverpool One shopping centre is also within walking distance, ensuring everything you need is right on your doorstep.

Lease details
125 Year lease from 1999
Service charge £2,124 Per annum
Council Tax band D
EPC Rating C

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



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