



137 Royal Quay, Liverpool , Merseyside L3 4EX
Asking price £150,000

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

This stylish fifth 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 Juliet balcony. The living space flows into a designated kitchen area, making it ideal for both relaxing and entertaining.

The property also benefits from one 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. No onward chain

Lease details -to be verified
125 Year lease from 1999
Council Tax band C
EPC Rating C

Communal Entrance

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

Entrance Hallway

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

Living/Dining Room

Wood laminate flooring, wall mounted gas fired central heating radiator, double glazed windows with door opening to Juliet balcony

Kitchen

floor and wall units, drawers and work surfaces. electric oven, hob and extractor fan, washer/dryer, dishwasher and fridge with freezer compartment, part tiled walls and tiled floor

Bedroom One

radiator, double glazed window, door to en-suite

En-Suite Shower Room

step in shower tray, wash basin, low level W.C., tiled walls and floor, mirror, shaver point, heated towel rail

Bedroom Two

wood laminate flooring, radiator, double glazed window

Bathroom

white suite comprising a bath with shower attachment, wash hand basin, W.C., shaver point, mirror, tiled walls and floor, heated towel rail

Parking

Off street parking for one car.

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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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