

Royal Quay, Liverpool, L3

Asking Price £162,000

SuttonKersh



Situated on the second floor of the ever-popular Royal Quay development, this beautifully presented two-bedroom apartment offers stylish waterfront living in the heart of Liverpool's vibrant docklands. Boasting well-proportioned accommodation throughout, the property features a spacious open-plan living area with sliding doors to balcony allowing for an abundance of natural light, alongside a modern fitted kitchen with integrated appliances. To the outside there is secure gated access with allocated parking space. The apartment comprises two generously sized bedrooms, with the principal bedroom benefiting from fitted storage and ample space for additional furnishings. A contemporary family bathroom completes the internal accommodation. Residents of Royal Quay enjoy a highly sought-after waterfront location, within walking distance of Liverpool Marina, the historic Albert Dock, Liverpool ONE shopping complex, and an excellent selection of restaurants, bars, and leisure facilities. The property is also conveniently positioned for access to the city centre, universities, and transport links. Ideal for first-time buyers, professionals, or investors alike, this attractive apartment offers a fantastic opportunity to acquire a home in one of Liverpool's most desirable waterside developments.

Second floor apartment within the sought-after Royal Quay development

Two well-proportioned bedrooms

En-Suite Shower

Bright and spacious open-plan lounge

Modern fitted kitchen with ample storage and worktop space

Contemporary family bathroom

Excellent waterfront location close to Liverpool Marina

Walking distance to Albert Dock, Liverpool ONE and city centre amenities

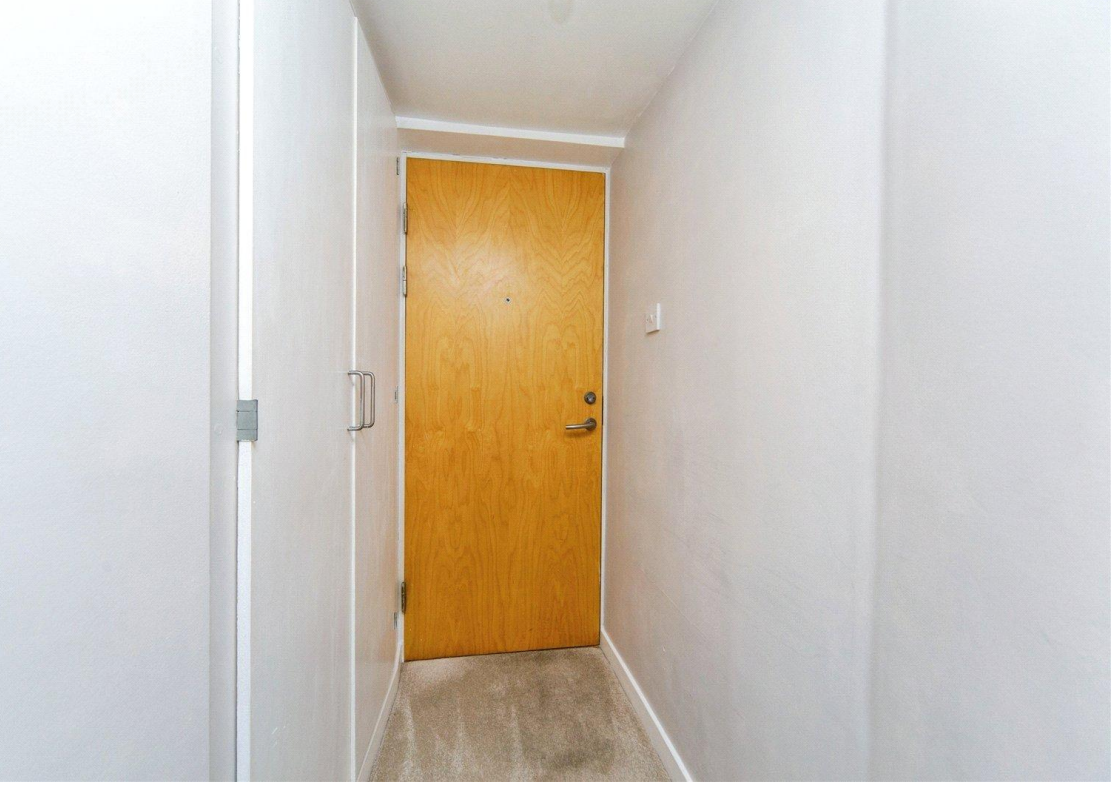
Ideal purchase for first-time buyers or professionals

Well-maintained communal areas with allocated parking space

Convenient access to local transport links and major road networks

Desirable L3 postcode in Liverpool's vibrant docklands district

Viewing highly recommended to appreciate the accommodation on offer














Hotpoint





Ground Floor

Secure Shared Entrance

Lift To All Floors

Second Floor

Apartment

Entrance Hall

Open Plan Lounge 4.99m x 2.91m (16'4" x 9'7")

Kitchen 2.39m x 1.99m (7'10" x 6'6")

Bedroom One 3.28m x 2.92m (10'9" x 9'7")

En-Suite 1.93m x .099m (6'4" x .324'10")

Bedroom Two 3.42m x 2.07m (11'3" x 6'9")

Outside

Communal Area

Secure Parking

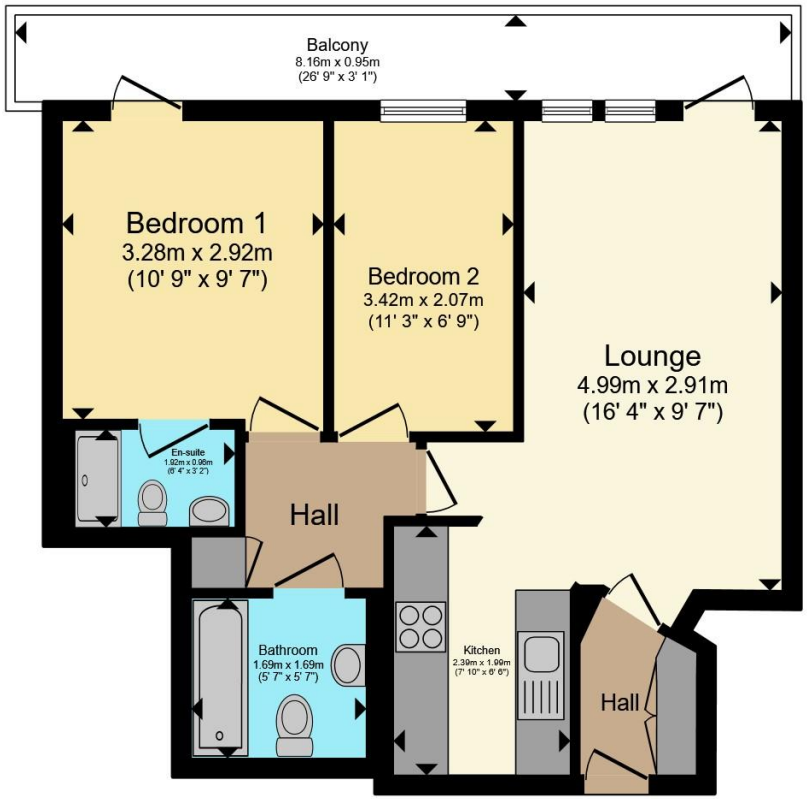
Tenure
Leasehold

Service Charge
£2,500.00 Per Annum

Round Rent
£100.00 Per Annum

EPC
C

Council Tax
Band D



Total floor area 50.3 m² (541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Viewing arrangement by appointment

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Agent's note: