

Royal Quay, Liverpool, L3

Asking Price £150,000

SuttonKersh



Sutton Kersh are pleased to offer for sale this fourth-floor apartment situated within this popular and convenient development close to Liverpool's Albert Dock and City Centre. The accommodation comprises of entrance hall, lounge, kitchen, two double bedrooms, en- suite shower room to master bedroom and additional bathroom/WC. The property benefits from double glazing, electric central heating and balcony accessed via the master bedroom. An early inspection is recommended to appreciate the accommodation on offer.

Fourth Floor Apartment

Open Plan Lounge

Kitchen

Two Bedrooms

En-Suite Shower Room

Bathroom

Balcony

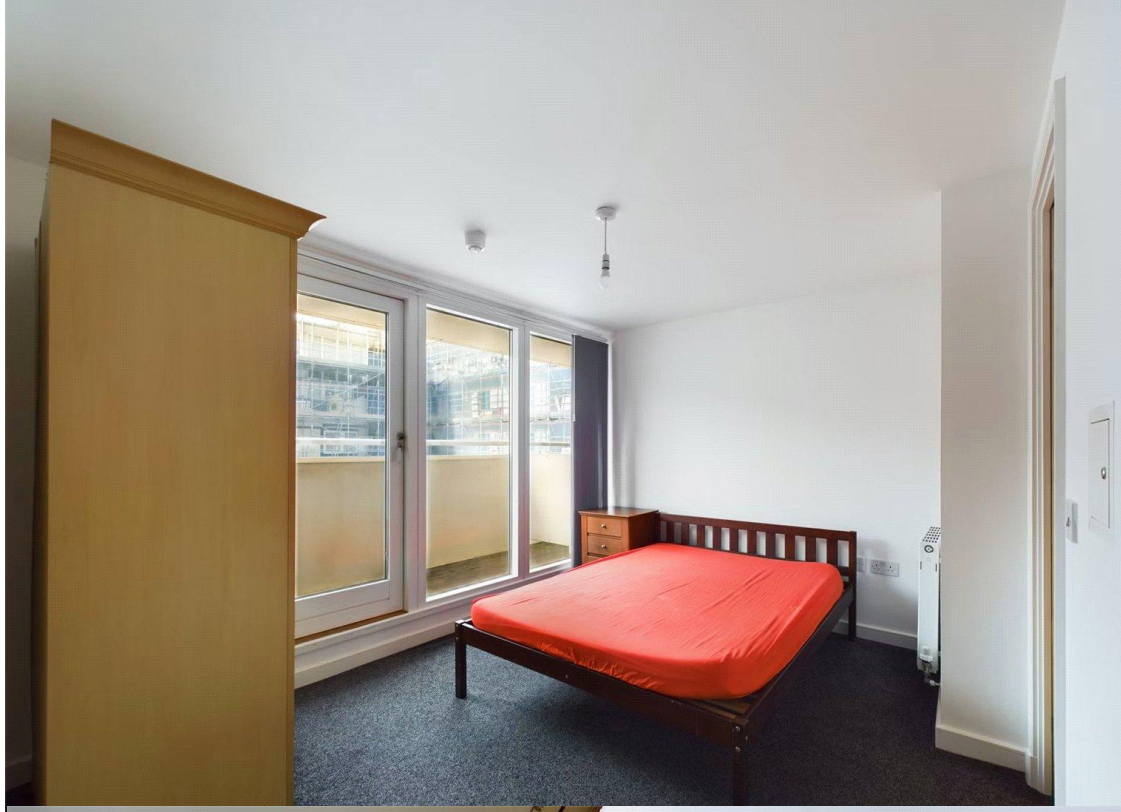
Double Glazed Windows

Electric Heating

Ideal Investment

No Chain Delay













Ground Floor

Secure Shared Entrance

Fourth Floor

Apartment

Entrance Hall

Lounge 5.02m x 4.04m (16'6" x 13'3")

Kitchen 3.02m x 1.82m (9'11" x 6')

Bedroom One 4.45m x 2.88m (14'7" x 9'5")

En-Suite Shower

Bedroom Two 3.48m x 3.23m (11'5" x 10'7")

Bathroom 5.7m x 5.6m (18'8" x 18'4")

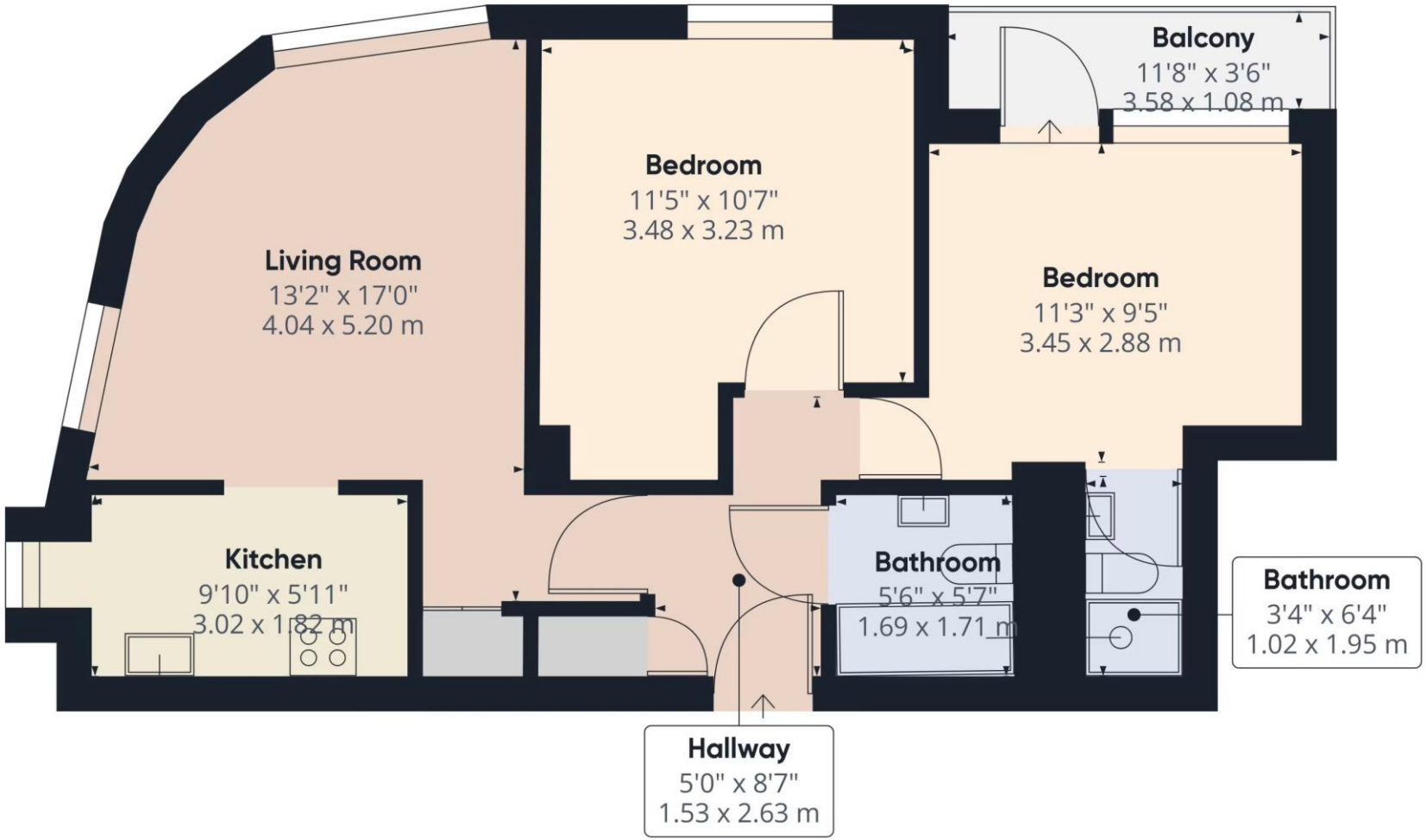
Tenure
Leasehold 125 Years from 14th October 1999

Service Charge
£2,630 Per Annum

Ground Rent
£100 Per Annum

Council Tax
Band D

EPC
C



Approximate total area(1)

604.2 ft²

56.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing arrangement by appointment

0151 236 2332

30-32 Exchange Street East, Liverpool, L2 3PQ

www.suttonkersh.co.uk

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Agent's note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.