



**4 Royal Quay, Liverpool, Merseyside L3 4EU**  
**Offers in the region of £189,950**

Bluerow Homes are pleased to offer this larger than average and much improved 2 bed duplex apartment in the ever popular Royal Quay development. This property is currently tenanted and therefore offers an immediate return on investment.

Bluerow Homes are pleased to offer to market this much improved duplex apartment in the heart of Liverpool's historic waterfront area. This attractive penthouse apartment has been re-modelled to a high standard enjoying extended living space. Communal entrance with lift and stairs. Hallway, bathroom and two double bedrooms with doors leading to balcony looking over the courtyard. From the hallway there is a staircase to the upper floor with a large living room with floor to ceiling double glazed windows looking into the courtyard and oak flooring, open plan to a dining area, separate kitchen and a second bathroom. Allocated parking, communal gardens. Please note the apartment is currently tenanted.

### **Communal Entrance**

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

### **Entrance Hall**

Storage cupboard housing gas and electric meters, radiator, spiral staircase leading to upper floor.

### **Living/Dining room**

24'5" x 20'2" (7.46 x 6.17)

(Maximum dimensions) Oak flooring, two radiators, intercom handset, living area with floor to ceiling double glazed windows overlooking the courtyard, further double glazed windows.

### **Kitchen**

5'9" x 9'9" (1.77 x 2.99)

Fully fitted with a selection of wall and base units, integrated oven, hob and extractor fan, space and plumbing for washing machine and fridge/freezer. Cupboard housing combi boiler.

### **Bedroom 1**

12'1" x 14'2" (3.7 x 4.34)

Floor to ceiling double glazed window with door leading to balcony overlooking the courtyard, two radiators, intercom handset.

### **Bedroom 2**

10'11" x 10'3" (3.35 x 3.14)

Door leading to balcony overlooking courtyard, built in floor to ceiling wardrobes with shelving and hanging space, radiator

### **Bathroom**

3 piece suite, bath with shower over, wc, wash hand basin, heated towel rail, wall mirror, granite vanity shelf

### **Bathroom 2**

3 piece suite, bath with shower over, wc, wash hand basin, heated towel rail, wall mirror, granite vanity shelf

### **Outside**

The apartment has access to the central courtyard area with raised lawn and also comes with a secure allocated parking space

### **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.



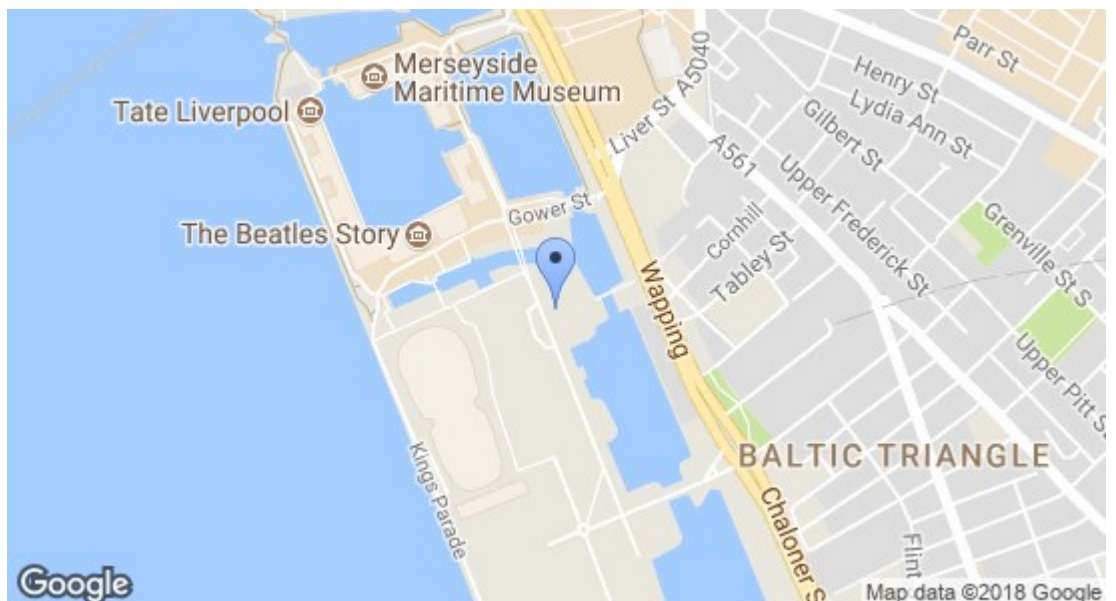
1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2015

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com

**bluerow**  
 SALES | LETTINGS | INVESTMENTS