



129 Royal Quay 5 Royal Quay, Liverpool , L3 4EX
Offers in excess of £175,000

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Introducing this exquisite two bedroom waterfront property, perfectly situated in the heart of the city, offering spectacular views of the Albert Dock and the city skyline.

Situated on the third floor, this apartment features floor to ceiling windows that flood the space with natural light. The open plan design seamlessly connects the kitchen and living area, while the kitchen maintains its own distinct space. The lounge area provides direct access to a balcony that stretches the entire length of one side of the apartment, perfect for enjoying the afternoon sun through to the late evening.

The apartment boasts two spacious bedrooms, each with access to the balcony and stunning views. Bedroom one features an en suite shower room, while an additional family bathroom serves the rest of the apartment.

The property includes one parking space and is available to both owner occupiers and investors. Additionally, it is chain-free, offering a hassle-free purchasing process.

The development has recently undergone an external renovation to rectify cladding issues.

Lease 125 years from 1999

Service charge £2997.96

688 Sq ft

Council Tax band D

EPC C

Communal Entrance

Post collection boxes, audio entry intercom system, lift and stair access to all floors

Apartment hallway

Wood laminate flooring and storage cupboard.

Lounge/ Dining area

Open to Kitchen area. Laminate flooring throughout, floor to ceiling windows with balcony access overlooking the Albert Dock. Wall radiator.

Kitchen area

Base, wall and drawer units, stainless steel sink, free standing fridge, washer/dryer, oven, hob and extractor, tiled splash backs, tiled floor, double glazed window.

Bedroom One

Laminate flooring throughout, wall radiator, double glazed patio door providing access to the balcony with city and water views. Wall radiator and door to en suite shower room.

En suite shower room

Shower cubicle, w.c., wash hand basin, heated towel rail, extractor fan, wall mirror, shaver point. Tiled walls and floor.

Bedroom Two

Laminate flooring throughout, double glazed window and wall radiator.

Bathroom

White suite comprising of bath with shower over, wash hand basin, w.c., heated towel rail, wall mirror, tiled walls and floor.

Parking

One parking space

| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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