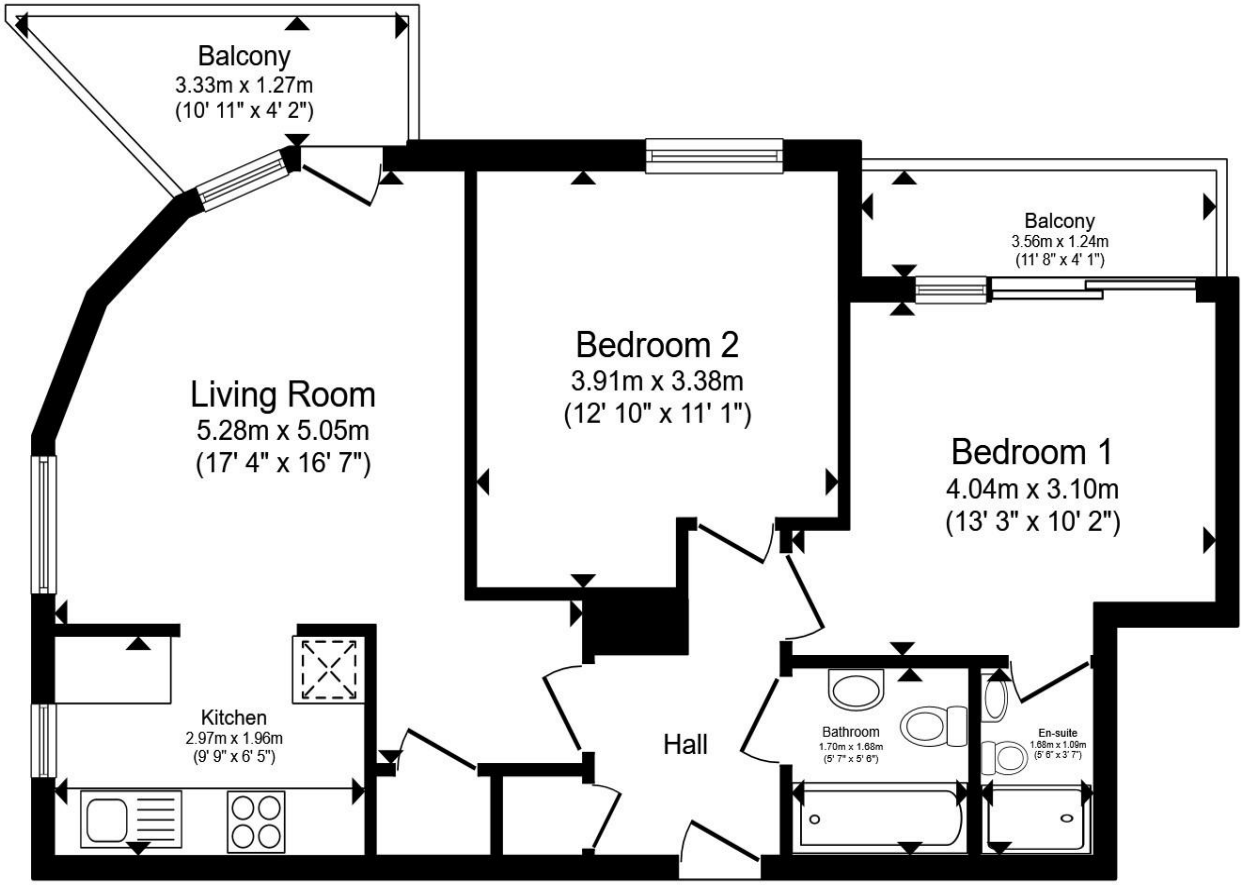
**Royal Quay,Liverpool L3 4ET**

jones & chapman

***welcome to***

## Royal Quay, Liverpool

Discover this impressive two-bedroom apartment at Royal Quay, perfectly positioned in the sought-after Kings Waterfront development on Liverpool's vibrant docklands. Nestled alongside the historic Albert Dock and the iconic waterfront, this modern apartment offers an exceptional blend of contemporary living and prime city-centre location. The property features a bright and spacious open-plan living area with ample natural light, ideal for relaxing or entertaining. The well-appointed fitted kitchen integrates seamlessly, providing practical workspace and storage for everyday convenience. The accommodation boasts two generous double bedrooms, with the principal bedroom enhanced by a stylish ensuite shower room - offering added privacy and luxury for everyday use. A contemporary main bathroom, finished to a high standard with modern fittings, serves the second bedroom and guests.
Further enhancing the appeal, the apartment benefits from a secure allocated parking space within the prestigious gated development - a highly desirable feature in this central waterfront location. Residents enjoy the benefits of secure entry, lift access, and the development's communal areas, set within beautifully landscaped grounds overlooking the docks. The location is unbeatable: moments from Liverpool ONE shopping district, cultural attractions like the Tate Liverpool, museums, bars, restaurants, and excellent transport links.




# Floor Plan

Total floor area 59.2 m² (637 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.propertybox.io

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# Royal Quay, Liverpool

- Two Bedroom Apartment
- Lounge
- Fitted Kitchen with Dock Views
- Two Double Bedrooms
- Master with Ensuite Shower

Tenure: Leasehold EPC Rating: C
Council Tax Band: D  Service Charge: 3360.00
Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## £145,000

Please note the marker reflects the postcode not the actual property

**view this property online** jonesandchapman.co.uk/Property/ALT124460

Property Ref:
ALT124460 - 0002

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, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 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.

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