

Royal Quay, Block 5, City Centre, L3



For Sale - £170,000 Offers in Excess of

Key Features

- 3 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: B
- No Onward Chain
- Bright and Lounge with Expansive Window and Balcony Access
- Spiral Staircase to Second Floor
- Contemporary Fitted Kitchen
- Three Generously Sized Double Bedrooms
- Third Bedroom Situated on Top Floor with En-suite
- Contemporary Bathroom with a Shower
- Just Minutes' Walk from the Vibrant City Centre
- Allocated Parking Space
- Situated in a Prime Docksider Location, L3 Postcode

Further Details

- Tenure: Leasehold
- Floor: 5 (with lift access)
- No. of Floors: 2
- Floor Space: 949 square feet / 88 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £1,209 per quarter
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 08/10/1999 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 07/10/2124 (approx)
- Lease Term Remaining: 99 year(s) (approx)
- Service Charge: £1,209 per quarter
- Ground Rent: Peppercorn

Rental Information

- Current Rent: £1,100 per calendar month
- Gross Yield (Based on Current Rent): 7.8%

Description

Stunning Top-Floor Duplex Apartment in Royal Quay – A Prime Dockside Retreat

Atlas Estate Agents are delighted to present this exceptional three-bedroom duplex apartment in the sought-after Royal Quay, offering contemporary city-centre living at its finest. Situated on the 5th floor with no one above, this spacious home ensures privacy, tranquillity, and elevated urban views—all in a prime dockside location just moments from Liverpool's vibrant city centre.

Arranged over two floors, the property features a bright and airy lounge with an expansive window and balcony access, creating the perfect setting to unwind while soaking in the scenery. A stylish spiral staircase adds a touch of elegance, leading to the upper level where the third bedroom is privately situated, complete with a sleek en-suite shower room. The two additional double bedrooms are generously sized, while the contemporary main bathroom boasts a stylish shower.

The modern fitted kitchen is thoughtfully designed, offering ample storage and workspace. With two versatile reception rooms, there's plenty of flexibility to create a home office, dining area, or second lounge to suit your lifestyle.

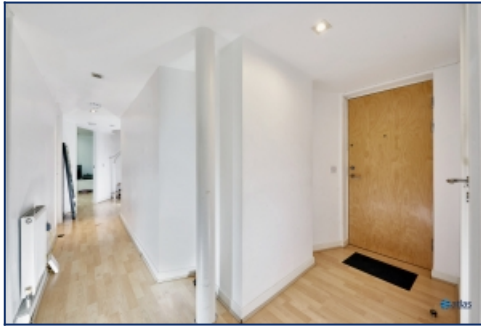
Practicality meets convenience with lift access, an allocated parking space, and no onward chain, ensuring a hassle-free move. Whether you're a professional seeking a stylish city pad or an investor looking for a prime location, this apartment is a must-see.

Enquire today and take the first step towards making Royal Quay your new home.

Additional Images



Lounge



Entrance



Hallway



Lounge



Balcony



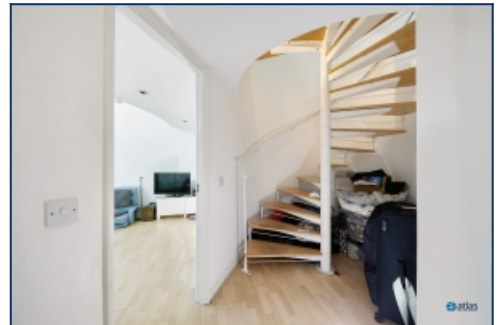
Bedroom



Bedroom



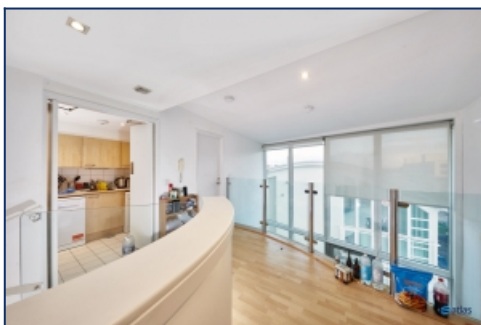
Bathroom



Hallway Stairs



Landing/Dining Area



Landing/Dining Area

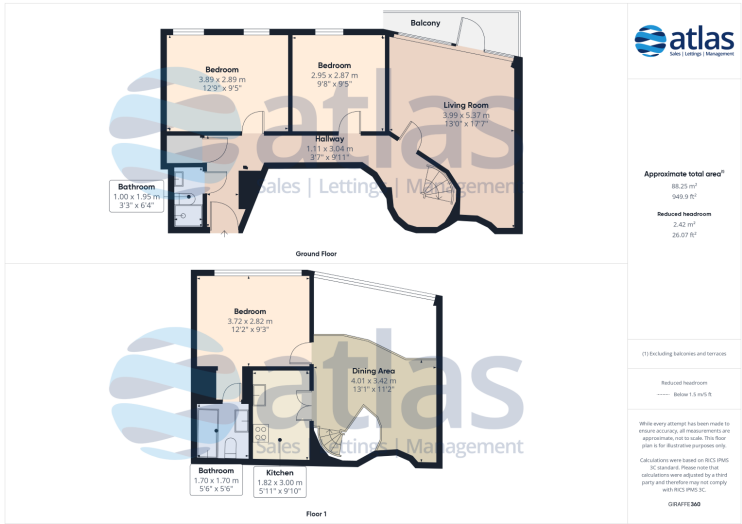


Kitchen



Bedroom

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.