

## Royal Quay, City Centre, L3



**For Sale - £100,000**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Hassle-Free Purchase
- Fantastic Investment Potential
- Bright and Spacious Lounge with Expansive Window
- Contemporary Kitchen Featuring Electric Cooker and Hob
- Two Generously Sized Double Bedrooms - Ideal Space for a Home Office in the Second Bedroom
- Modern Bathroom with Bath and Overhead Shower
- Situated in a Prime Docksider Location, L3 Postcode
- Just Minutes' Walk from the Vibrant City Centre
- Allocated Parking Space

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 498 square feet / 46 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £603 per quarter
- Security: Intercom (Audio Only)
- Parking: Gated, Allocated
- No. of Parking Spaces: 1
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 14/10/1999 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 13/10/2124 (approx)
- Lease Term Remaining: 99 year(s) (approx)
- Service Charge: £603 per quarter
- Ground Rent: Peppercorn
- Leasehold Information: Information on service charge and ground rent pending from management company.

### Description

Atlas Estate Agents are now in receipt of an offer for the sum of £120,005 for Apartment 61 Block 3 Royal Quay, City Centre, L3 4EU. Anyone wishing to place an offer on this property should contact (Atlas Estate Agents, 2 Allerton Road, Liverpool, L18 1LN, 0151 727 2469) before exchange of contracts.

Atlas Estate Agents proudly present this superb apartment for sale in the sought-after Royal Quay development.

This bright and spacious first-floor apartment offers a perfect blend of modern living and convenience, with no onward chain for a hassle-free purchase. A fantastic opportunity for investors or first-time buyers alike, this well-presented accommodation is arranged over one floor and boasts a light-filled reception room, featuring an expansive window that floods the space with natural light, perfect for relaxing or entertaining.

The contemporary kitchen comes fully equipped with an electric cooker and hob, seamlessly integrating into the modern lifestyle. Both bedrooms are generously sized doubles, with the second bedroom offering an ideal space for a home office or guest room. The stylish bathroom features a bath with an overhead shower, perfect for winding down after a long day.

Situated in a prime dockside location, this property offers the best of city living with just a short stroll to Liverpool's vibrant city centre. Whether you're looking for a place to call home or a sound investment opportunity, this apartment is sure to impress.

Early viewing is highly recommended to fully appreciate the appeal of this well-located and spacious apartment.

## Additional Images



Bedroom

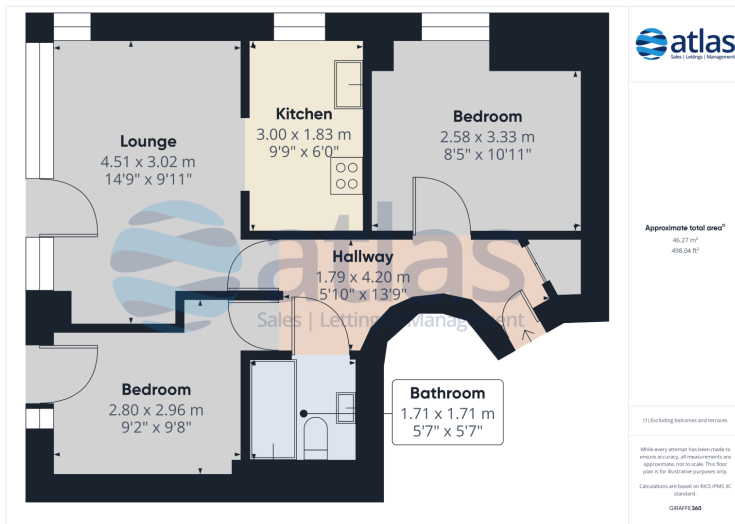


Bedroom



Bathroom

## Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.