



164 Royal Quay Royal Quay, Liverpool, Merseyside L3 4EX

£850

Bluerow Homes is delighted to present this modern two-bedroom apartment for rent, situated in the vibrant Royal Quay area of Liverpool, just a stone's throw from the iconic Albert Dock and the Liverpool Arena. This fourth-floor residence offers a comfortable living space of 516 square feet, perfect for those seeking a contemporary lifestyle in a bustling city.

Upon entering, you will find a welcoming entrance hall that leads to a spacious living and dining room, ideal for both relaxation and entertaining. The well-appointed kitchen features a built-in oven and hob, making it a practical space for culinary enthusiasts. The apartment boasts two generously sized double bedrooms, providing ample space for rest and personal belongings. The bathroom is equipped with a shower, ensuring convenience for daily routines.

Additional benefits of this property include gas-fired central heating and double glazing, which contribute to a warm and energy-efficient environment. Residents will also appreciate the secure allocated parking space, a valuable asset in this lively area. Access to the apartment is made easy with a communal entrance, lift, and stairs to the upper floors.

This apartment is perfect for those who wish to enjoy the vibrant culture and amenities of Liverpool while residing in a modern and comfortable home. Don't miss the opportunity to make this delightful apartment your new residence.

Council Tax Band C -Rent-£850 pcm excluding bills -Deposit-£980 - Available from 15th May

- Two Double Bedrooms
- Available Immediately
- Waterfront Location
- Furnished
- Parking Including
- Viewing Highly recommended

Communal Entrance

communal post boxes, lift and stairs to all floors

Apartment Entrance

Storage cupboard housing services

Living/Dining Room

10'6" x 14'9" (3.22 x 4.52)

Intercom entryphone handset, gas central heating radiator, double glazed windows and feature porthole window

Galley Kitchen

5'4" x 9'10" (1.65 x 3.02)

Fitted Kitchen of floor and wall units, drawers and work surfaces, integrated electric oven, hob and extractor, free standing washer/dryer, dishwasher and fridge. Gas central heating combi boiler, double glazed window, part tiled walls, tiled floors,

Bedroom One

8'5" x 9'10" (2.59 x 3.02)

Carpet flooring, gas central heating radiator, double glazed window

Bathroom

White three piece suite comprising a bath with shower attachment, wash hand basin, w.c, shaver point, mirror, tiled walls and floor, heated towel rail

Bedroom Two

9'7" x 7'8" (2.94 x 2.36)

Gas central heating radiator, double glazed south facing window

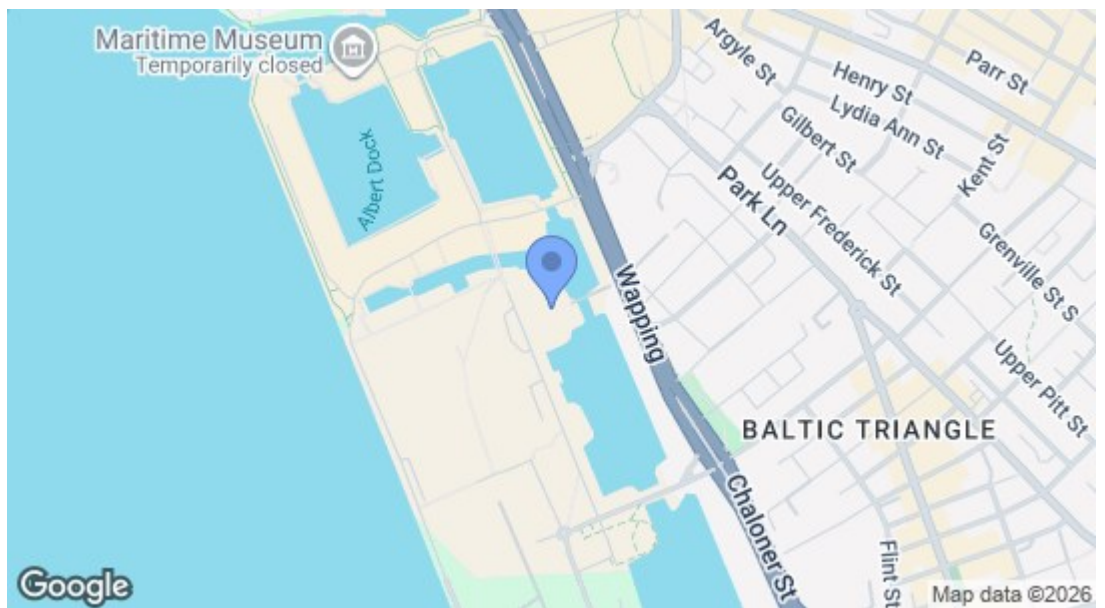
Car Parking

Secure allocated car parking space

NB

The development is having major works as such the window opening access can be restricted.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(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 (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		83	87
(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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