



## 104 4, Royal Quay, Liverpool, Merseyside L3 4EU

### £1,000 Per month

Bluerow Homes are delighted to present this charming fourth-floor apartment located at 4, Royal Quay, in the historic waterfront area of Liverpool. This well-appointed residence features two bedrooms and one bathroom, offering a comfortable living space of 602 square feet. Built in 1999, the apartment is part of a gated development that boasts a beautifully landscaped courtyard, ensuring a serene environment for its residents.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living and dining room, perfect for both relaxation and entertaining. The separate fitted kitchen is designed for practicality and ease of use.

The property benefits from off-road parking for one vehicle, adding to the convenience of urban living. Residents will appreciate the secure access provided by the security doors to each building, as well as the communal entrance equipped with both lift and stairs.

Situated adjacent to the Albert Dock and Echo Arena, this apartment offers easy access to a vibrant array of bars, restaurants, and cultural attractions. Additionally, the renowned Liverpool One shopping centre is within walking distance, ensuring that all your shopping and leisure needs are met.

Council Tax Band D - Rent excluding bills- Furnished - Parking

This apartment is a perfect blend of modern living and historical charm, making it an excellent choice for those seeking a stylish home in a prime location. Don't miss the opportunity to make this delightful property your own.

### **Communal Entrance**

Fob operated security doors, post boxes, stairs and lifts to upper floors.

### **Apartment Hallway**

Carpet flooring, store cupboard housing electricity meter, intercom entry handset, doors leading to all rooms

### **Living / Dining Area**

Carpet flooring, wall mounted gas fired central heating radiator, floor to ceiling double glazed windows with door leading to west facing balcony including partial view of Albert Dock

### **Kitchen Area**

Wall, base and drawer units with complementing work surfaces, stainless steel circular sink with mixer tap, space for fridge/freezer, washing machine and dishwasher, integrated electric oven and hob. wall mounted gas central heating combi boiler. Part tiled walls and floor, down lights, double glazed window

### **Bedroom one**

double bedroom with carpet flooring, double glazed window, gas fired central heating radiator, ceiling light, a range of wall to wall fitted wardrobes and drawers

### **Bathroom**

Three piece white suite comprising, tiled panel bath with shower over, low level w.c., wash hand basin, chrome heating towel rail, granite shelf, wall mounted mirror, down lights

### **Bedroom Two**

Carpet flooring, double glazed door leading to balcony, gas fired central heating radiator, ceiling light

### **Balcony**

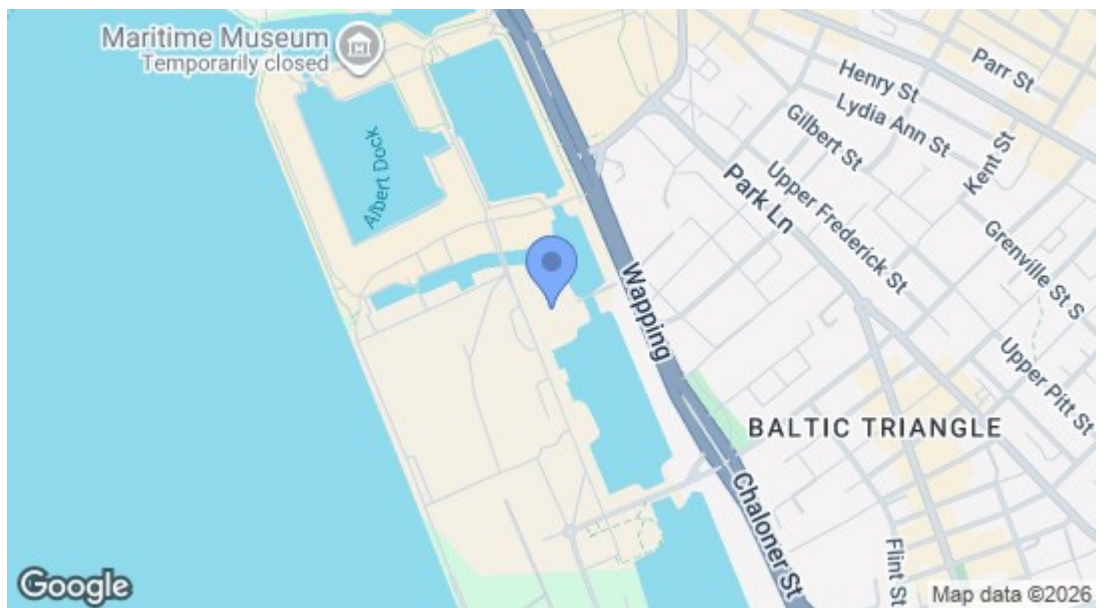
Decked balcony spanning the width of the apartment, west facing with partial Albert Dock Views.

### **Car Parking Space**

Allocated, secure parking for one car



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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