



## Apartment 306 The Gallery Plaza Boulevard, Liverpool, Merseyside L8 5RS

Welcome to Plaza Boulevard, Liverpool! This charming one-bedroom apartment is situated in the sought-after Quarter Development, just a stone's throw away from Liverpool's picturesque Marina.

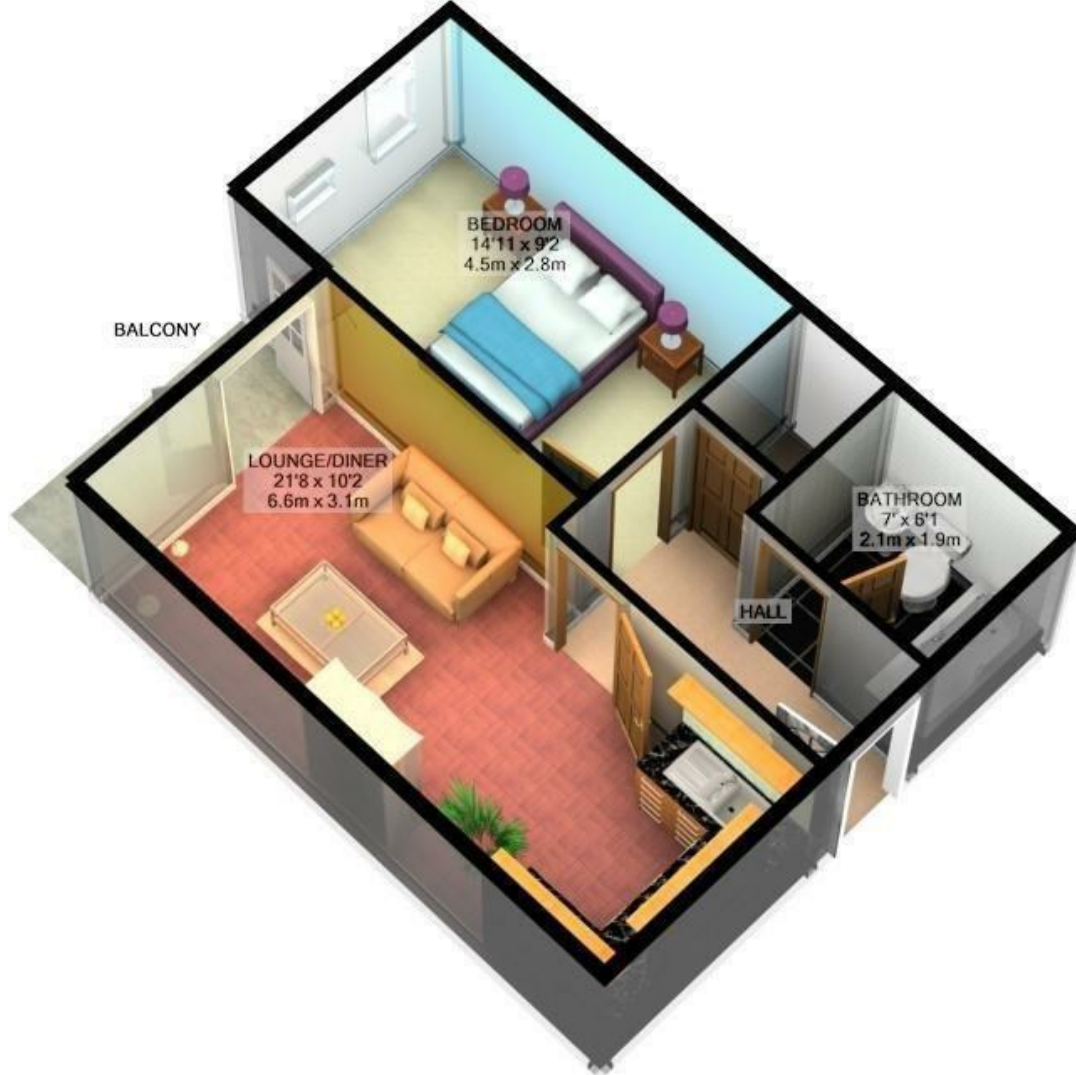
As you step into this delightful third-floor apartment, you are greeted by a warm and inviting open-plan living, kitchen, and dining area - perfect for relaxing or entertaining guests. The bedroom offers a cozy retreat, and the bathroom provides a modern and stylish space for your daily routines.

One of the highlights of this property is the private balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the surrounding area. Additionally, the secure allocated parking ensures convenience and peace of mind for residents.

Available end of June  
Furnished  
Rent £850 pcm excluding bills  
Deposit £980, Holding deposit = 1 weeks rent  
Council Tax Band B  
Parking included

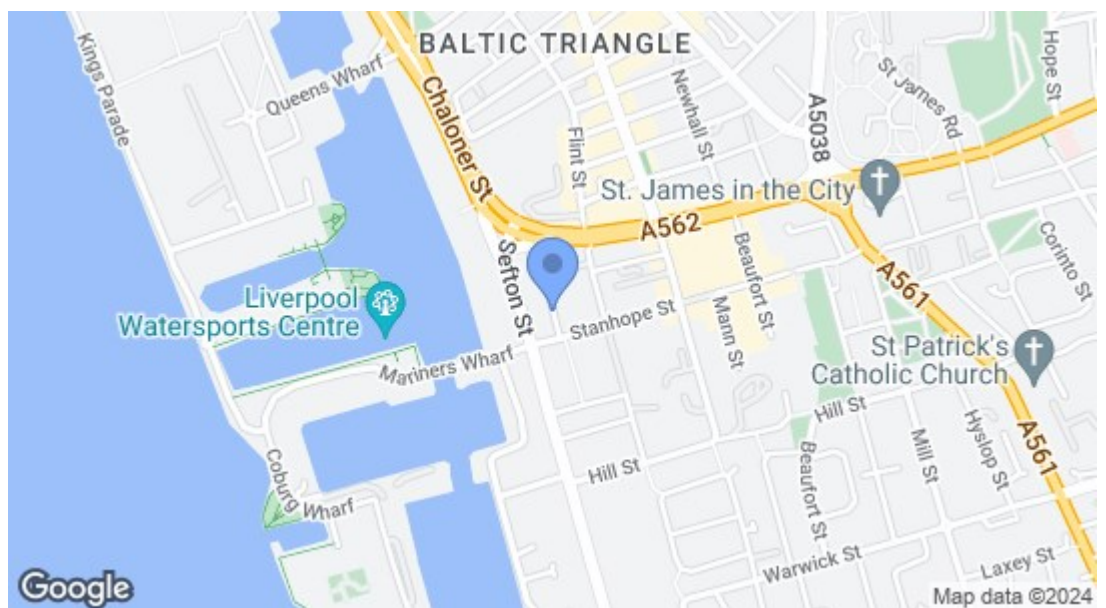






For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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 (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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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