



7 Royal Quay, Liverpool, Merseyside L3 4EY

£975 Per month

We are delighted to present this charming two-bedroom apartment located in the historic waterfront area of Liverpool, just a stone's throw from the iconic Albert Dock. This property offers a perfect blend of modern living and historical charm, making it an ideal choice for those seeking a lively urban lifestyle.

Situated within a secure, gated development. Access to the building is granted through security doors, ensuring peace of mind for residents. The communal entrance features both a lift and stairs, making it easily accessible for all.

Upon entering the apartment, you will find a welcoming hallway that leads to a spacious living and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The separate fitted kitchen is well-equipped, offering functionality and style for all your culinary needs.

The living area opens onto a delightful decked balcony that overlooks the picturesque Dock basin, providing a lovely spot to relax and take in the stunning views. The apartment boasts a second double bedroom, which is ideal for guests or as a home office, alongside a well-appointed bathroom.

Additionally, the property includes parking for one vehicle, a valuable feature in this sought-after area.
Available 1st July, Minimum 12 months, Council tax Band D. Viewing required.

- Available 1st July
- Car Parking
- 2 bedrooms
- Viewing required
- Waterfront Location

Communal Entrance

Fob operated security door, tiled floor, post boxes, stairs and lifts to upper floors.



Private Entrance

wall heater, store cupboard

Lounge/Diner

14'10" x 10'7" (4.54 x 3.25)

Wooden laminate floor, floor to ceiling double glazed door leading to balcony, radiator.

Kitchen

9'9" x 6'3" (2.99 x 1.93)

Double glazed window, wall, base and drawer units, granite work surfaces, integrated oven, hob, extractor, space free standing fridge/ freezer, plumbing for washer dryer,



Bedroom 1

8'6" x 9'0" (2.61 x 2.76)

Double glazed window, ceiling lights, carpet, radiator.

Bedroom 2

10'3" x 7'5" (3.14 x 2.28)

Double glazed door leading to decked balcony, radiator.

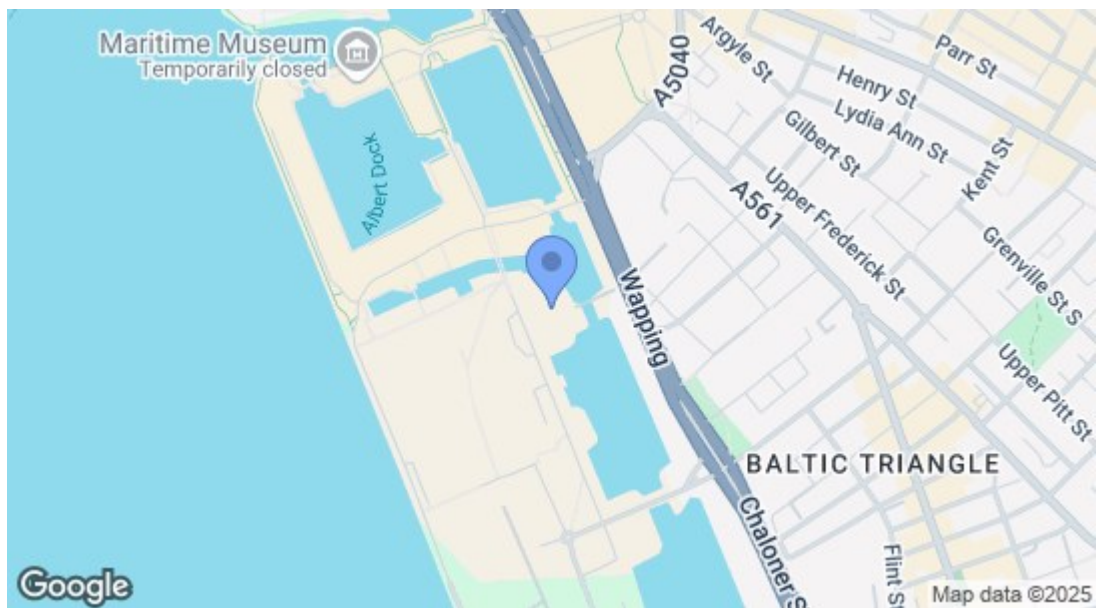
Bathroom

White suite comprising of a bath with shower over, hand wash basin, w.c; mirror, shaver point, tiled walls and floor.

Parking

Secure parking.

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