



## 169 Royal Quay 6 Kings Dock, Liverpool, L3 4EX

### £950

Nestled in the prestigious Royal Quay of Liverpool, this charming two-bedroom apartment is a gem waiting to be discovered. Situated on the 5th floor, this purpose-built property boasts a spacious living area, perfect for entertaining guests or simply unwinding after a long day.

With a prime location near the historic waterfront, Albert Dock, and Echo Arena, you'll have easy access to the vibrant heart of Liverpool, including its array of bars and restaurants. The apartment features gas fired central heating, ensuring warmth and comfort throughout the year.

Built in 2003, this modern abode spans 614 sq ft and offers a well-designed layout. The gated development provides a secure environment, complete with a landscaped courtyard for peaceful strolls. Accessible via security doors, the communal entrance sets the tone for a welcoming atmosphere.

Step inside to discover a hallway leading to a bright living/dining room and a separate kitchen, offering both functionality and style. The bathroom, complete with a white suite and shower over the bath, provides a relaxing space to rejuvenate.



This property is not just a place to live, but a lifestyle to embrace. With a Council Tax Band C, the rent is set at £950 pcm, excluding bills. Available from 6th August.  
N.B Not suitable for shift workers or those working from home due to major external works taking place.

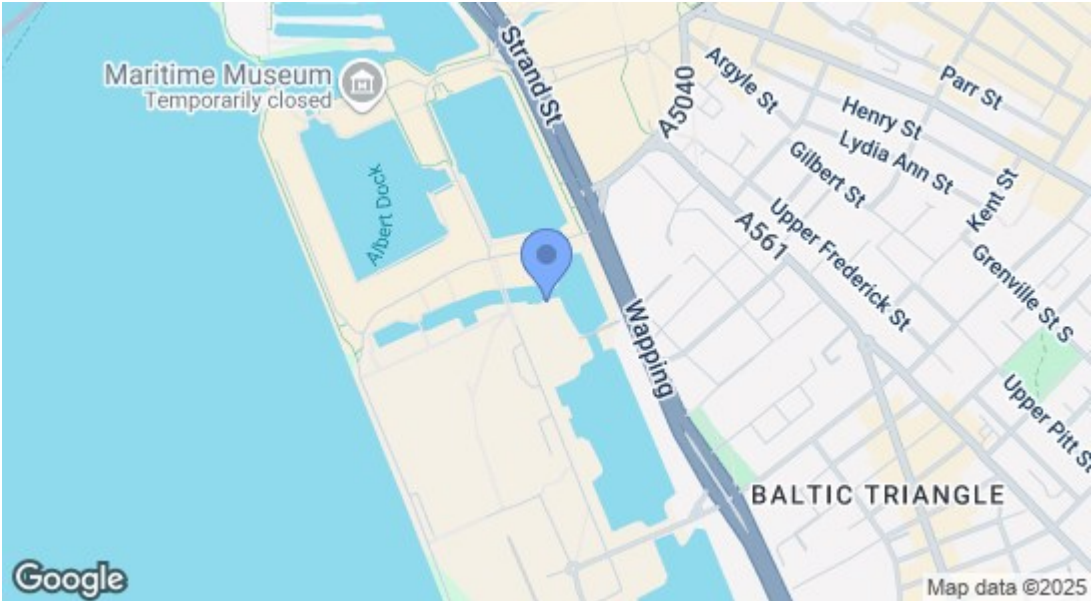
- Two Bedroom Apartment
- Available from 6th August
- Family Bathroom
- Parking
- Furnished
- Council Tax Band C

## NB

There are major external works taking place at the development. Not suitable for shift or home workers due to noise.



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