



## 85 Royal Quay 3 Kings Dock , Liverpool, L3 4EU £1,100

Nestled in the prestigious Royal Quay of Liverpool, this charming two-bedroom apartment is a true gem waiting to be discovered. Situated in a gated development next to the iconic Albert Dock and the vibrant Echo Arena, this furnished abode offers not just a home, but a lifestyle.

As you step into this well-presented apartment, you are greeted by a spacious living/dining room, perfect for entertaining guests or simply unwinding after a long day. The kitchen boasts sleek work surfaces, ideal for whipping up delicious meals to enjoy. With two bathrooms including an en-suite shower room in the main bedroom, convenience is truly at your fingertips.

The beauty of this residence extends beyond its interiors. The development is thoughtfully designed around a landscaped courtyard, creating a serene environment that is both secure and inviting. Imagine starting your day with a stroll through this picturesque setting before heading out to explore the nearby bars and restaurants.

For those with a vehicle, allocated parking is available, ensuring that you always have a convenient place to park. Additionally, the apartment is equipped with double glazing and gas fired central heating, promising comfort and warmth throughout the year.

Don't miss the opportunity to make this apartment your own. £1100 PCM Excluding bills - Parking - Furnished - Available end of January

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedrooms
- Parking
- Furnished
- Two Bathrooms
- Viewing required



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	
(B1-B1)	B	
(B9-B8)	C	
(B5-B8)	D	
(B9-B4)	E	
(B1-B8)	F	
(B1-B0)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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