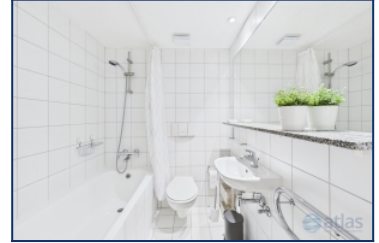


## Royal Quay, City Centre, L3



**To Let - £1,000 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: B
- Ready for Immediate Occupation
- Furnished Apartment
- Balcony Access from Lounge and Bedroom
- Contemporary Fitted Kitchen
- Double Bedroom with Additional Versatile Second Room
- Modern Bathroom Suite
- Allocated Parking Space
- Secure Audio Intercom System
- Within Walking Distance of Liverpool City Centre
- Excellent Local Transport Links

### Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

Brought to the market by Atlas Estate Agents, this stylish apartment is available to let in the highly desirable Royal Quay development, City Centre, L3. Perfectly positioned within walking distance of all that Liverpool has to offer, this property combines modern convenience with a superb location.

Set on the third floor and accessed via a lift, the accommodation is arranged across one level and presented in excellent condition throughout. The home comes furnished and is ready for immediate occupation, offering a seamless move-in experience.

### Further Details

- Furnishing: Furnished
- Floor: 3 (lift access)
- No. of Floors: 1
- Floor Space: 507 square feet / 47 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Balcony
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Washer Dryer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Inside, a bright reception room provides direct access to a balcony, where you can enjoy views of the surrounding city. The contemporary fitted kitchen is sleek and practical, designed with modern living in mind. The apartment offers a well-proportioned double bedroom, complemented by an additional versatile second room, ideal as a guest bedroom, home office or dressing space. A modern bathroom suite completes the accommodation.

Further benefits include an allocated parking space, a secure audio intercom system, and proximity to excellent local transport links. This is a rare opportunity to rent a high-quality home in a prime waterfront location, just a short stroll from Liverpool's bustling shopping, dining and cultural attractions.

Additional Images



Bedroom



Hallway



Lounge



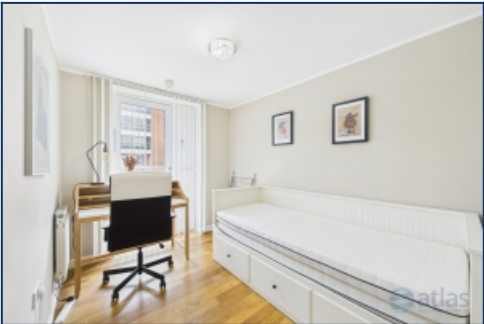
Dining Area



Balcony

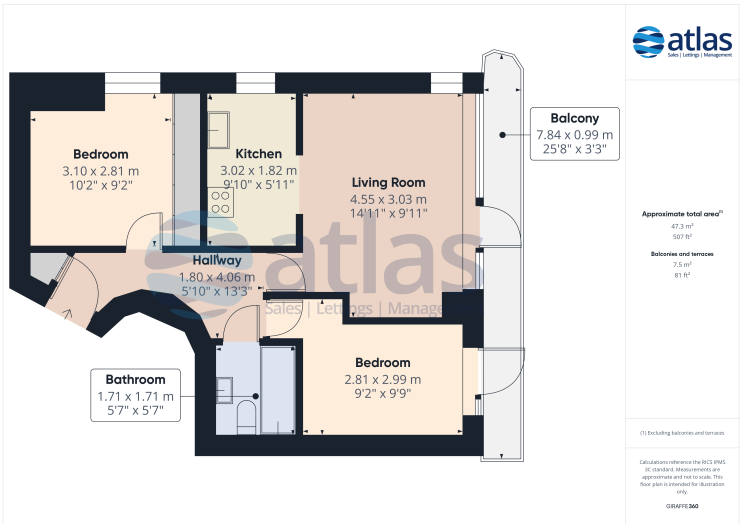


Kitchen



Bedroom

Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

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Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them

as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.