



**FIRST FLOOR APARTMENT**

**TWO DOUBLE-SIZED BEDROOMS**

**SECURE GATED DEVELOPMENT**

**PARKING**

**AVAILABLE NOW**

**EXCELLENT LOCATION**



**Royal Quay**  
L3 4EU

**Monthly Rental Of**  
**£795**

## LIVING ROOM

Carpet. Painted walls. Double glazed windows and Juliette balcony (looking to Albert Dock and Jurys Inn). Landlord flexible regarding furnishings.

## KITCHEN

Ceramic tiled flooring. Painted walls. Fitted kitchen units with integrated oven with gas hob and dishwasher. Washing machine. Storage space.

## BATHROOM

Ceramic tiled flooring and walls. Fitted bath tub with shower overhead, sink and toilet. Large mirror and shelving.

## BEDROOM 1

Carpet. Painted walls. Juliette balcony door. Radiator. New mattress to be provided by Landlord.

## BEDROOM 2

Carpet. Painted walls. Landlord to provide new mattress. Wardrobe, double glazed window, radiator.

## TENANT PROTECTION

Homelets & Sales are members of Client Money Protect, which is a client money protection scheme and a member of The Property Ombudsman, which is a redress scheme.

## PET DISCLAIMER

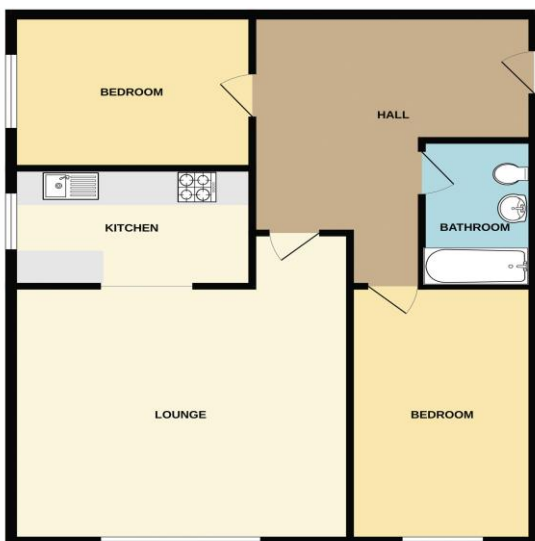
Rent value will be £30 per month higher. Your agreement to pay the higher value rent amount in respect of the pet(s) does not equate to automatic approval from the Landlord, who reserves the right to refuse a pet request without giving a reason.

## ENTRANCE HALLWAY

From the first floor landing, enter into the hallway with doors leading to Bed 1, Lounge, Bed 2 and Bathroom. Recessed storage housing meters.



GROUND FLOOR



\* 2 Bed + Parking \* This apartment is situated within a gated waterside complex adjacent to the historic Albert Dock and has 2 double sized bedrooms. The apartment is located on the first floor and comprises an entrance hall, lounge with Juliette balcony, fitted kitchen, bathroom and 2 double bedrooms. Check out the video tour on [homelets.co.uk](http://homelets.co.uk) and contact our lettings team today !

# Energy performance certificate (EPC)

Apartment 91 4 Royal Quay LIVERPOOL L3 4EU	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: <b>23 April 2033</b> <hr style="border: 0; border-top: 1px solid white; margin: 5px 0;"/> Certificate number: <b>0080-2554-3843-2127-9235</b>
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Property type Mid-floor flat

Total floor area 62 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 83   B	← 83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		