

**An Excellent 2 Bedroom Apartment,  
Appt. 64, 3 Royal Quay, Kings Dock, Liverpool, L3 4EU**



Ref: 65718

Key features: -

- ♣ **TWO-BEDROOM MODERN APARTMENT**
- ♣ **PRIVATE CAR PARKING SPACE IN FRONT CAR PRAK**
- ♣ **THIRD FLOOR**
- ♣ **FURNISHED**
- ♣ **SPACIOUS LIVING & DINING ROOM**
- ♣ **BATHROOM WITH SHOWER**
- ♣ **FULLY FITTED KITCHEN**
- ♣ **LIFTS TO THE APARTMENT & DOOR INTERCOM**
- ♣ **FOB OPERATED REMOTE CONTROL GATES AND COMMUNAL DOORS.**
- ♣ **LOCATED ON THE KINGS DOCK ADJACENT TO THE ALBERT DOCK**

The property will be offered on a new Assured Shorthold Tenancy Agreement at a rental of £925 per calendar month.

## **Property description.**

Located in the Historic Waterfront, this furnished and well-presented apartment in Royal Quay is superb. Royal Quay is a development very close to Albert Dock and the M&S Bank Arena, Liverpool - fantastic shopping at Liverpool One is also just a stone's throw away as are an abundance of Bars & Restaurants. The property itself is perfect for the professional single or couple who enjoy contemporary living and who want to be at the heart of everything our wonderful city has to offer. Two decent sized bedrooms, Bathroom with shower over bath and a spacious lounge with access to the balcony and a Fully Fitted Kitchen complete the property. The property also comes with allocated parking. **There is a Walkthrough Video Available at <https://youtu.be/CsACp4xLIEA>**

**Location** Situated on the River Mersey Waterfront adjacent to the Albert Dock and Liverpool One Shopping Centre and only a short walk to the Three Graces. In addition to the Private Car Parking Space within the Building, the Property benefits from being within walking distance to trains at James Street frequent bus services and speedy road links. Liverpool City Centre is a thriving environment with world-renowned features including Libraries, Museums, Art Galleries, Restaurants, Bars and Sports Facilities including two Premier League Football Teams.



### **Lift to 3<sup>rd</sup> Floor Landing.**

**ENTRANCE HALL** with Built-in Cloaks Cupboard (with meters)

**LOUNGE** 10'6 X 15' with Laminate Flooring, Double Radiator, Sealed Unit Double Glazed Doors to Balcony.

**FULLY FITTED KITCHEN** 6' X 10' with Granite Work Tops with Inset Single Bowl Stainless Steel Sink Unit with Mixer Taps 'Tekka' 4 Ring Gas Hob with 'Beko' Oven beneath. Modern Base & Wall Cupboard Units, Tiled Surrounds, 'Indesit' Washing Machine/Dryer, Refrigerator/Freezer, Tiled Surrounds & Tiled Flooring, Inset Ceiling Spotlights.

**BEDROOM 1** 11' X 10'3 Maximum with Single Radiator, Double Wardrobe with Central Mirror Panel, Sealed Unit Double Glazed Window, Double Bed, Carpet Flooring.

**BEDROOM 2** 12' X 10'3 Maximum with Sealed Unit Double Glazed Door to Balcony, Carpet Flooring.

**FULLY FITTED BATHROOM** with Panelled Bath having Mixer Taps & Shoer Unit, W.C. Wash Basin, Fully Tiled Walls, Extractor Fan, Heated Towel Rail, Fitted Mirror & Granite Shelf, Inset Ceiling Spotlights.

**OUTSIDE** Attractive Balcony enjoying a Sunny Aspect.

**PRIVATE PARKING SPACE IN FRONT CAR PARK**

### **Lease Terms**

**Term:** Minimum 12 months term.

**Rent:** £925.00 per month, payable monthly in advance by Standing Order.

**Rent Deposit:** £925. A security deposit of at least one month's rent is required.

**Services:** Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoing rates etc.

**Available From:** Vacant Possession is available from 16<sup>th</sup> December.

**Energy Rating:** C

**Council Tax Band:** D

### **TENANCY INFORMATION**

#### **WHAT PERMITTED PAYMENTS CAN I EXPECT TO PAY IF I RENT A PROPERTY WITH SAVILLE & WOODS LTD?**

When you have agreed on the property of your choice, Saville & Woods will provide you with a tenancy application form. This helps explain not only the next stages of your application but any permitted payments that are due before you sign your tenancy agreement and any that may become payable during and after the tenancy. This will also include confirmation of the agreed rent and the deposit.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

#### **HOLDING DEPOSIT (PER TENANCY) ONE MONTH'S RENT.**

This is to reserve a property. Please note: this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right-to-rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or deed of guarantee) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

**SECURITY DEPOSIT** five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to assured shorthold tenancies (AST).

**UNPAID RENT** Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Please note: this will not be levied until the rent is more than 14 days in arrears.

### **LOST KEY(S) OR OTHER SECURITY DEVICE(S).**

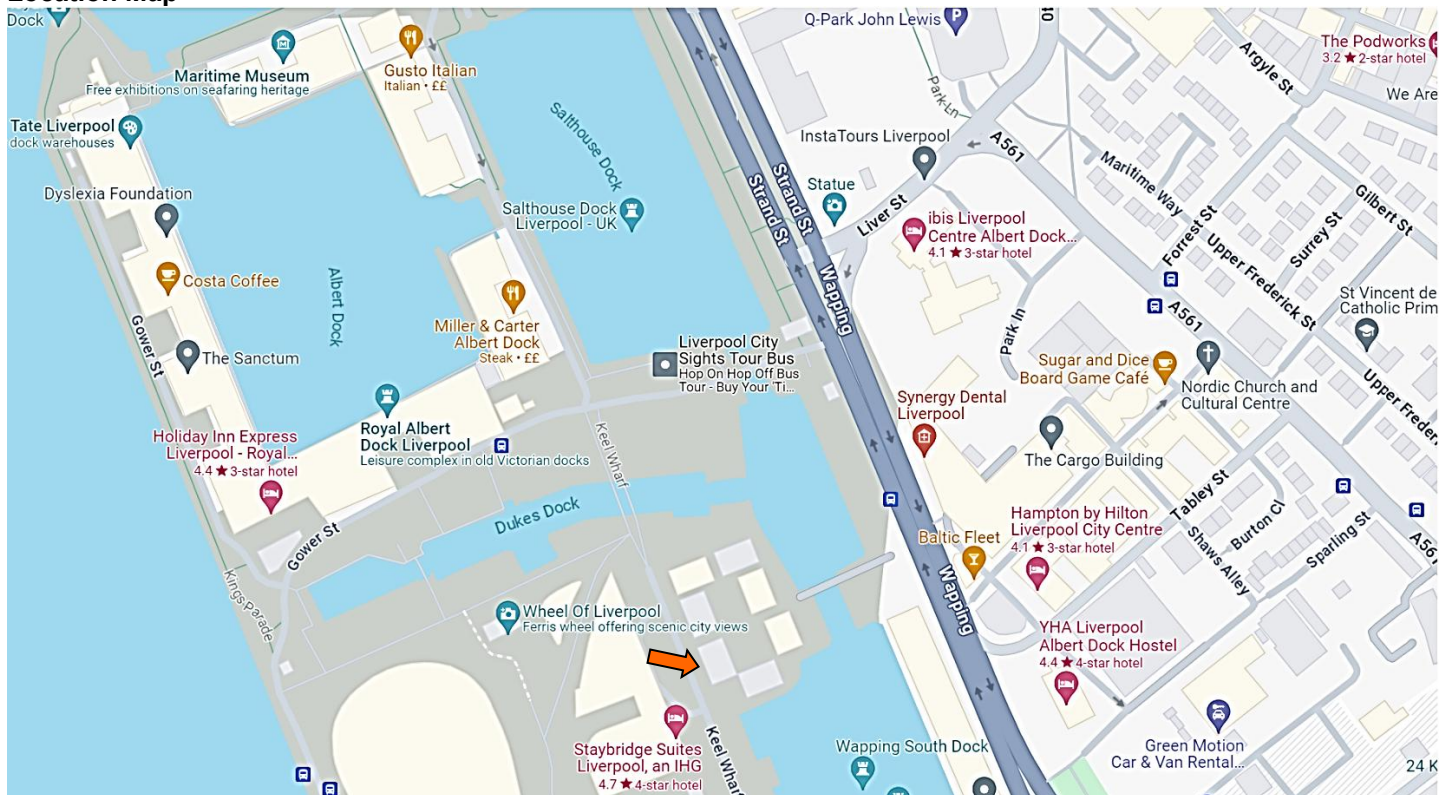
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

**VARIATION OF CONTRACT (TENANT'S REQUEST)** £50 (inc. Vat) per agreed variation to cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**TERMINATION (TENANT'S REQUEST).** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

**CLIENT MONEY PROTECTION IS PROVIDED BY THE DEPOSIT PROTECTION SERVICE.**

### **Location Map**



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the letting.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED  
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

