



YOUR OWN ROOFTOP BALCONY

CAR PARK UPGRADE AVAILABLE

LIFT TO ALL FLOORS

AMAZING VIEWS

CONCIERGE

FURNISHED



**One Baltic Square, 1 Neptune Place
L8 5AG**

**Monthly Rental Of
£950**

ENTRANCE INTO 1 NEPTUNE PLACE

From Grafton Street, into building foyer where you will find the concierge and mail boxes. Take the lift to the 5th floor.

APARTMENT ENTRANCE

Out of the lift into the apartment with doors leading to the bathroom, bedroom and open plan lounge and kitchen.

BATHROOM

Partly tiled walls, tiled floor. White suite comprising bath, wc and sink with drawers under. Rainfall shower. Wall mounted mirror and chrome towel heater.



DOUBLE BEDROOM

2 floor to ceiling windows, electric wall heater, double wardrobe with mirror, double bed with headboard and mattress, 2 bedside drawers.



OPEN PLAN - KITCHEN

Range of white fitted units, integrated appliances, stainless steel extractor, ceramic hob and electric oven. Storage cupboard housing water heater.

OPEN PLAN - LOUNGE

Floor to ceiling windows, sofa, armchair, table with 2 chairs, TV table, door out to rooftop balcony.



We're getting straight to the point here, the **HUGE ROOF TOP BALCONY** has **WOW** factor written all over it. *Think al fresco dining* - ample room to seat all your nearest and dearest. *Think prints* - serving cocktails alongside amazing views. *Think exercise* - space to stretch out and get your step count in if you're working from home! Inside the apartment, the floor to ceiling windows bring in plenty of light to the open plan lounge and kitchen and separate double bedroom. The modern bathroom includes a bath and rainfall shower and the kitchen comes with integrated appliances. There is the further benefit of **concierge** and you can **upgrade** your rental to **include secure parking** for an additional £125pcm. Video tour available online and we recommend you also see this property in person - be quick!

Energy performance certificate (EPC)

Apartment 51 1 Neptune Place Liverpool L8 5AG	Energy rating C	Valid until: 14 February 2033
		Certificate number: 0330-3645-2020-2097-1525

Property type	Top-floor flat
Total floor area	42 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>).

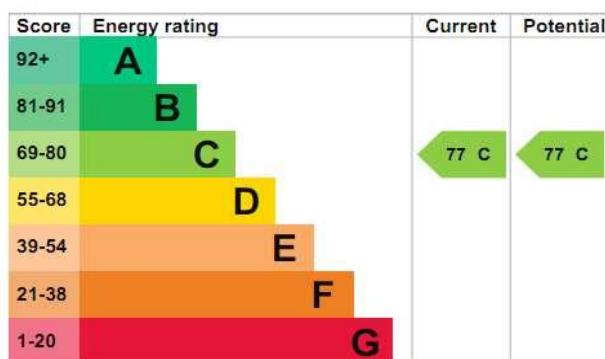
Energy rating and score

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

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

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