



1009 Ability 2 Custom House Place, Liverpool , L1 8LZ
£1,400

Nestled in the heart of Liverpool, this impressive corner aspect apartment is situated within the esteemed Ability Penthouses development, directly above the Hilton hotel. Spanning an inviting 764 square feet, this purpose-built residence offers a harmonious blend of modern living and convenience.

The apartment features a well-appointed reception room, perfect for entertaining guests or enjoying a quiet evening in. With two generously sized bedrooms, residents will find ample space for relaxation and privacy. The property also boasts two contemporary bathrooms, ensuring comfort and ease for both residents and visitors alike.

Constructed in 2009, this apartment benefits from modern design and high-quality finishes, making it an ideal choice for those seeking a stylish urban lifestyle. One of the standout features of this property is the exclusive access to the Hilton hotel's gym, providing residents with an excellent opportunity to maintain an active lifestyle without leaving the building.

Custom House Place is perfectly positioned to take advantage of Liverpool's vibrant culture, with a plethora of shops, restaurants, and entertainment options just a stone's throw away. Whether you are a first-time buyer, a professional seeking a city base, or an astute investor, this apartment presents a fantastic opportunity to own a piece of Liverpool's dynamic property market.

In summary, this spacious apartment in the Ability Penthouses development offers a unique living experience, combining luxury, convenience, and a prime location. Do not miss the chance to make this exceptional property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com