



## Apartment 812, 2 Custom House Place, Liverpool, L1 8LZ

### £1,300

Located in the heart of Custom House Place, Liverpool, this stunning eighth-floor apartment is a true gem in the prestigious Ability Penthouses development. Boasting two spacious double bedrooms and two modern bathrooms, this purpose-built apartment offers a luxurious living experience.

Built in 2009 and spanning 904 sq ft, this property exudes elegance and style. The open plan living, dining, and kitchen area is perfect for entertaining guests or relaxing after a long day. The integrated appliances add a touch of convenience to the space, making everyday living a breeze.

One of the highlights of this apartment is the breathtaking views it offers towards the iconic Albert Dock and the majestic River Mersey. Imagine waking up to panoramic views of the waterfront every morning - truly a sight to behold.

The master bedroom comes complete with an en-suite bathroom, providing a private sanctuary within this modern abode. The second double bedroom is perfect for guests, family, or even as a home office for those who work remotely.

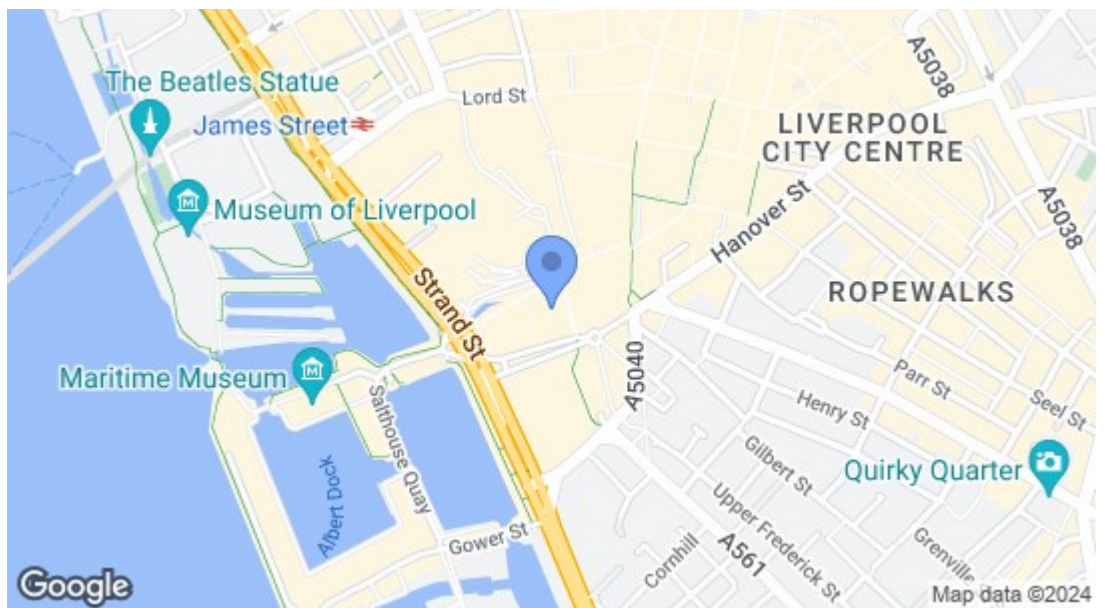
Available at the end of May  
The deposit required is £1500, Holding deposit = 1 weeks rent  
Council tax band is C  
Minimum 12 Months term

- Two bedroom Apartment
- Superb Views
- Viewing a Must!
- Bathroom & En-Suite
- 8TH Floor
- Furnished
- Council Tax Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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