



## Apartment 15 Focus Building 17, Standish Street, Liverpool, Merseyside L3 2BD

Nestled in the vibrant heart of Liverpool, this charming one-bedroom apartment on Standish Street is a true gem waiting to be discovered. Available at the end of June, this well-presented and spacious abode is perfect for those seeking city centre living at its finest.

As you step into this delightful apartment, you are greeted by a welcoming entrance hallway that leads you to a cosy sitting/dining area, ideal for relaxing or entertaining guests. The fitted kitchen, complete with integrated appliances, is a chef's dream, offering both style and functionality. The bedroom is a peaceful retreat, providing a comfortable space to unwind after a long day. The contemporary bathroom, featuring John Roca fittings, adds a touch of luxury to everyday living.

Situated in an award-winning development, this apartment boasts an impressive atrium that adds to the overall charm of the property. With double glazing and electric heating, you can stay warm and cosy throughout the year. Convenience is key with this property, as it offers easy access to a variety of amenities including shops, restaurants, Moorfields train station, and Queen's Square bus station. The location is truly unbeatable for those looking to immerse themselves in the bustling city life.

Rent of £775pcm excluding bills, Holding deposit = 1 weeks Rent, and a deposit of £894, minimum 6-month let. Council Tax Band B.







For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	59
(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 <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			
England & Wales		EU Directive 2002/91/EC	



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