



414 2 Moorfields, Liverpool, Merseyside L2 2BT

£725

Bluerow Homes is pleased to present this modern FURNISHED STUDIO, ideally situated in the vibrant heart of Liverpool's business district, just a stone's throw from Moorfields Station. This property offers a perfect blend of convenience and contemporary living, making it an excellent choice for professionals or anyone seeking a stylish urban lifestyle.

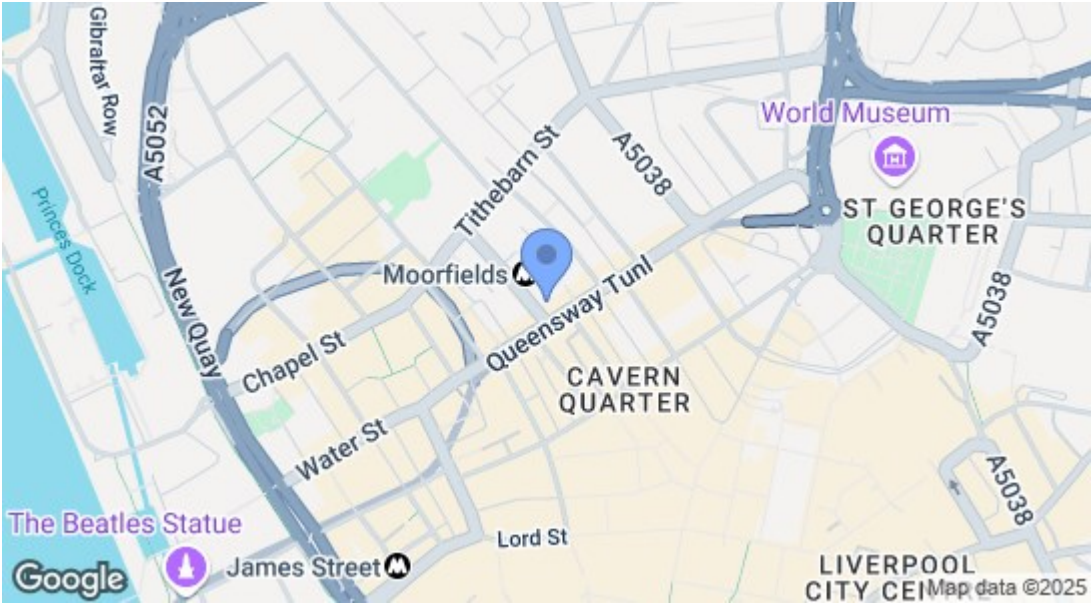
Upon entering, you will be greeted by a chic communal entrance, which features both stairs and a lift for easy access to the upper floors. The studio itself boasts an open plan design that seamlessly combines the kitchen, living, and sleeping areas, creating a versatile space that is both functional and inviting. The stylish shower room adds a touch of luxury, ensuring that your daily routines are both comfortable and efficient.

The studio is equipped with double glazed windows, providing excellent insulation and a peaceful atmosphere, while electric heating ensures warmth during the cooler months. Notably, the RENT INCLUDES electric, heating, and water, allowing for straightforward budgeting, although tenants will be responsible for their own council tax.

This property is not just a home; it is a lifestyle choice, offering easy access to local amenities, transport links, and the bustling energy of Liverpool. Whether you are looking to rent for work or leisure, this studio is a fantastic opportunity to enjoy modern living in a prime location. We invite you to arrange a viewing and experience all that this exceptional property has to offer. AVAILABLE 24TH JULY

- Studio
- Includes Water, Electric & Heating
- Furnished
- Council Tax Band A
- Available 24th July
- L2 Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		



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