



## **Apartment 906, 2 Custom House Place, Liverpool, L1 8LZ**

### **£1,300**

Bluerow is pleased to present this exceptional two-bedroom apartment located on the 9th floor of the prestigious Ability Penthouses development in Custom House Place, Liverpool. Built in 2009, this modern purpose-built apartment spans an impressive 829 square feet and is ideally situated above the Hilton hotel, providing easy access to the vibrant Liverpool One shopping district and excellent transport links.



Upon entering, you will be greeted by a spacious open-plan living, dining, and kitchen area, designed for both comfort and style. The kitchen is equipped with integrated appliances, making it perfect for those who enjoy cooking and entertaining. The apartment features two generously sized double bedrooms, one of which boasts an en-suite bathroom, while a separate bathroom serves the other bedroom and guests.

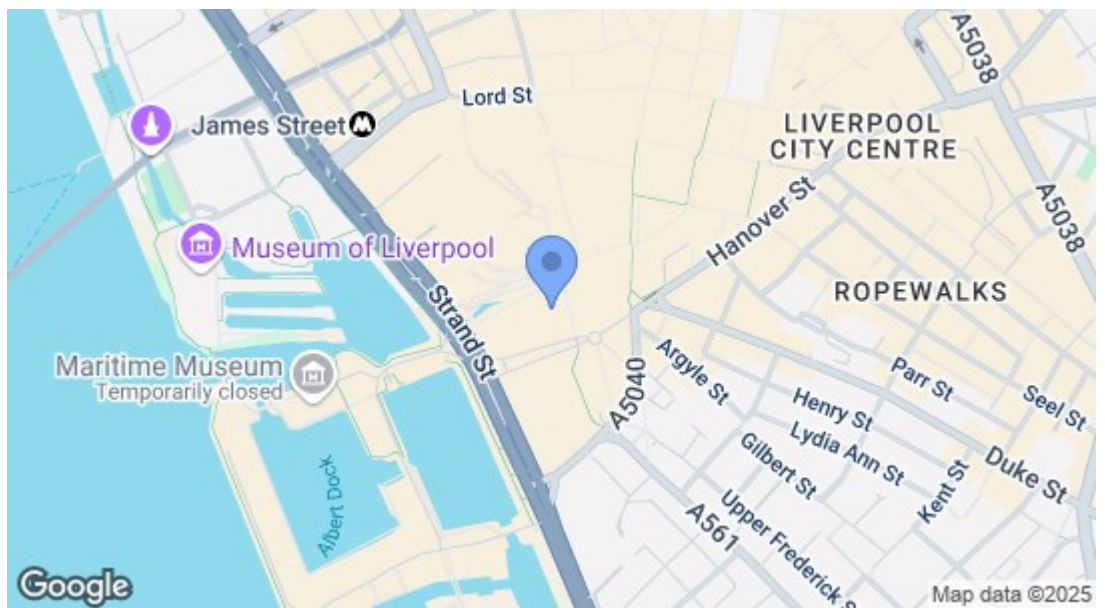
One of the standout features of this property is the floor-to-ceiling windows, which not only flood the space with natural light but also offer stunning views towards Albert Dock and Chavasse Park. This creates a bright and inviting atmosphere throughout the apartment.

Available immediately, this unfurnished apartment presents a fantastic opportunity for those seeking a modern living space in a prime location. We highly recommend scheduling a viewing to fully appreciate the quality and appeal of this remarkable property. Don't miss your chance to make this stylish apartment your new home.





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



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