



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

We are delighted to offer for Rent this wonderful two bedroom apartment which is located on the Second floor of the award winning Focus Building. Ideally located in the heart of the city centre, providing convenient access to Liverpool business quarter, shops, restaurants, Moorfields train station and Queens Square bus station.

This fantastic development has a building manager and impressive communal atrium. The apartment briefly comprises of private entrance hall, lounge/dining area, outside balcony, integrated kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom.

An internal inspection is highly recommended to fully appreciate this wonderful apartment.

Available from 1st May

Additional Information:

Rent: £950 pcm excluding bills

Deposit £1096

Minimum term 6 Months

Council Tax Band C

Furnished

2nd Floor

### **Communal Entrance**

Secure electronic fob operated entrance. Stairs and Lift to all floors.

### **Apartment Entrance Hall**

Wooden flooring. Down lighters. Wall mounted electric heaters. Two storage cupboards.

### **Living/Dining Area**

Intercom handset. Wooden flooring. Down lighters. Wall mounted electric heater. Double glazed floor to ceiling windows and door to balcony.

### **Kitchen Area**

Wall, floor and drawer units including a stainless steel sink with mixer tap. Built in oven, hob and extractor hood. Integrated dishwasher, washer/dryer, fridge and freezer. Part tiled walls. Tiled floor.

### **Bedroom One**

Wall mounted electric radiator. Double glazed window. Door to en-suite

### **En-suite Shower Room**

Step in shower. Wash hand basin, w.c.. Part tiled walls and tiled floor. wall mounted mirror. Chrome heated towel rail.

### **Bedroom Two**

Wall mounted electric radiator. Double glazed window.

### **Bathroom**

White Roca suite comprising bath, wash hand basin and w.c.,. Wall mounted wall mirror, with vanity unit below. Part tiled walls. Chrome heated towel rail .

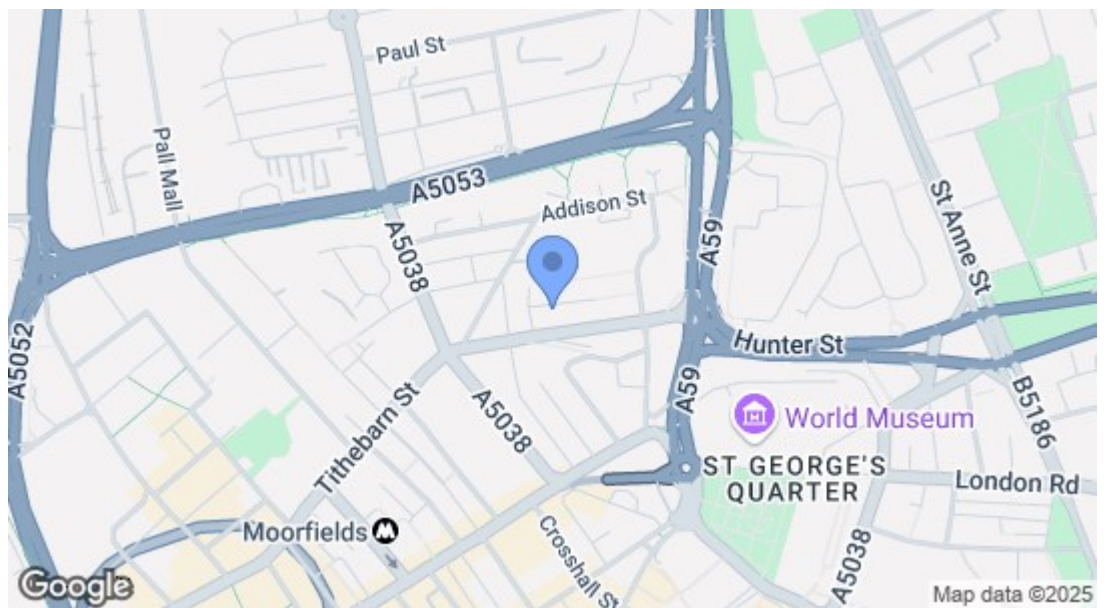
### **Balcony**

Timber decked balcony with Rear aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		70	
(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>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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