



Manhattan Place Madison Square, Liverpool, L1 5BF

£1,150

Bluerow Homes are offering for RENT a Superb Two bedroom PENTHOUSE apartment situated in the ever popular Manhattan Place, which forms part of the East Village Development. The property offers a spectacular location in the heart of the Ropewalks district, with convenient access to many bars, restaurants and of course Liverpool One Shopping Centre, China Town and the world famous Albert Dock is only a short walk away. This TWO bedroom property offers flexible and spacious living accommodation. If security is essential, Manhattan Place certainly offers this through it's secure fob entry system communal entrance. The property itself boasts; entrance hallway with storage, large lounge/dining area perfect for entertaining, modern fitted kitchen, two good sized double bedrooms, EN-SUITE shower room, family bathroom and balcony with enjoyable views.

A secure under ground PARKING space is included.

Available early May

Rent £1150 pcm excluding bills

Deposit £1326

Holding Deposit = 1 weeks rent

Minimum 6 months term

Furnished

Council Tax band C

- Two double Bedroom
- Family Bathroom
- Penthouse Apartment
- Available early May
- Secure Underground Parking
- Great open plan Living/Dining Space
- EPC Rating B
- En-Suite Shower Room
- South west Facing Balcony
- 78 m2 or 839 sqFt

Communal Area

Secure fob entry system. Stairs & lift to all floors.

Apartment Entrance

Wooden flooring. Wall mounted electric heater. Video intercom system.

Living/Dining Area

Spacious area with continuation of wooden flooring. Two wall mounted electric heaters. Double glazed door leading to a timber decked balcony with views over Madison Square.

Kitchen Area

A fitted kitchen with a range of wall and base units with complimentary work surfaces over. One and half bowl sink and drainer unit with mixer tap over and tiled splash back. Fitted electric oven with four ring electric hob and stainless steel extractor hood over. Integrated dishwasher and washing machine. Space for free standing fridge freezer. Tiled flooring. Recessed ceiling spotlights.

Master Bedroom

Carpet flooring. Built in Wardrobe. Two double glazed windows. Wall mounted electric heater. Storage cupboard housing hot water cylinder. Door leading to en-suite.

Ensuite Shower Room

Three piece white suite comprising; Step in Shower Cubicle with glazed door. Low level W.c., Pedestal wash hand basin. Heated towel rail. Tiles to floor and walls. Down light

Bedroom Two

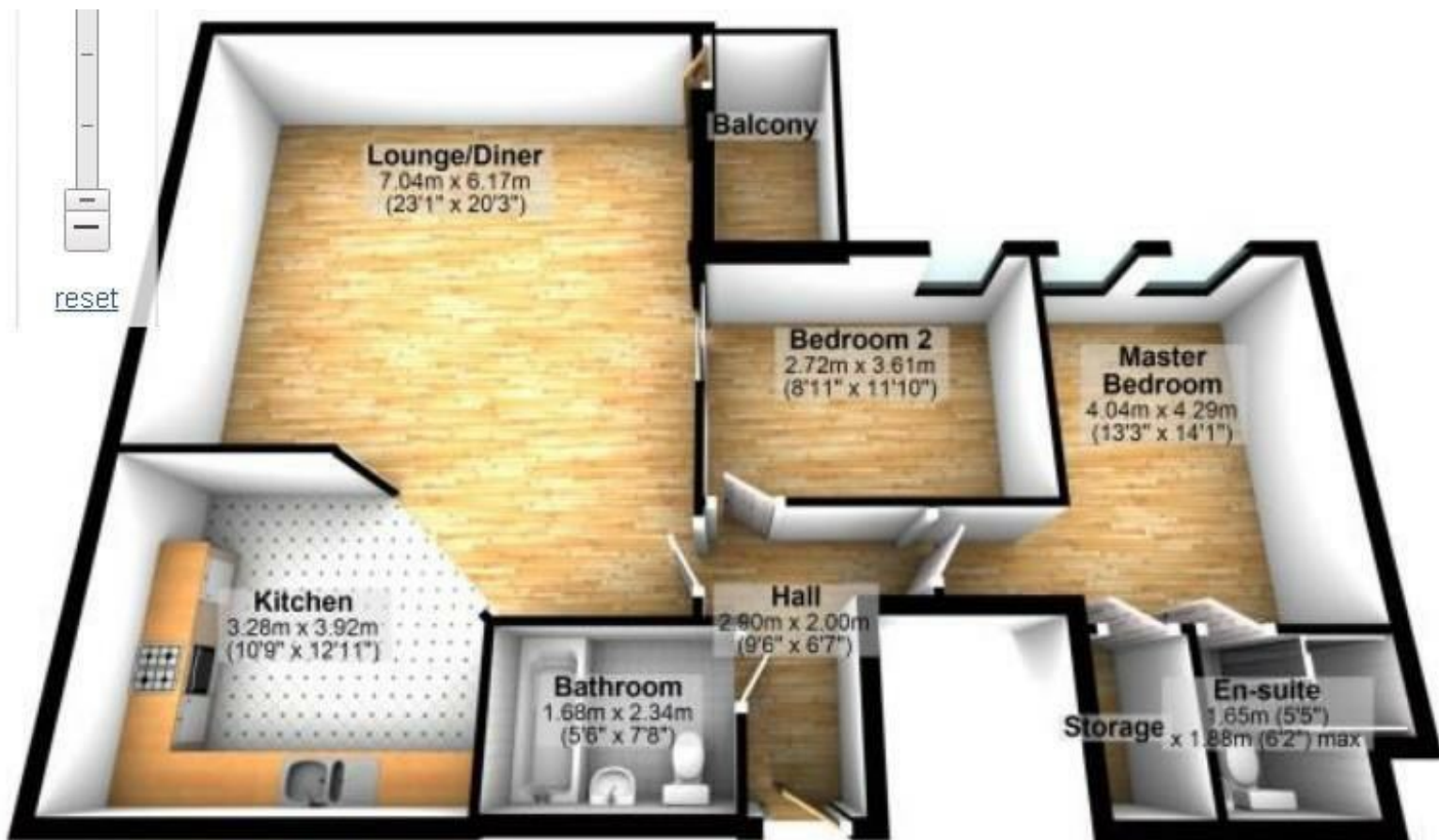
Carpet flooring. Built in Wardrobe. Double glazed windows. Wall mounted electric heater. Sliding door to Living Area, offering flexible use of space.

Balcony

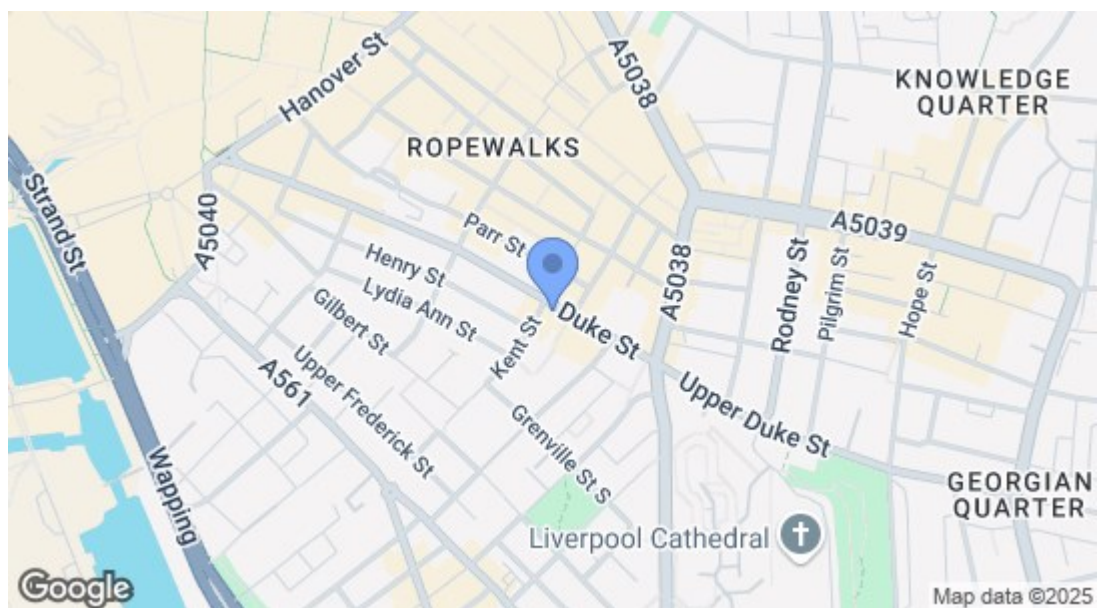
Decked balcony offering views over Madison Square and beyond. South-west facing.

Car parking

Secure underground parking for one car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(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 ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			



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