



## Apartment B408, 37 Strand Street, Liverpool, L1 8ND

### £950

Nestled in the heart of Liverpool, on the prestigious Strand Street, this charming ONE BEDROOM apartment is a true gem waiting to be discovered. Situated on the fourth floor of the sought-after One Park West development, this property offers a modern and comfortable living space perfect for individuals or couples.

Upon entering, you are greeted by a bright and airy open-plan layout, seamlessly connecting the living, dining, and kitchen areas. The bedroom provides a cosy retreat, while the well-appointed bathroom offers convenience and style. With ample storage space, this apartment effortlessly combines practicality with contemporary design.

Built in 2009, this purpose-built apartment boasts a generous 592 sq ft of living space, providing ample room for relaxation and entertainment. The added convenience of a 24-hour concierge and secure fob entry ensures both comfort and peace of mind for residents.



Located within the vibrant Liverpool One area, residents will enjoy easy access to a plethora of shops, bars, restaurants, leisure facilities, and excellent transport links, making it a prime spot for those seeking a dynamic urban lifestyle.

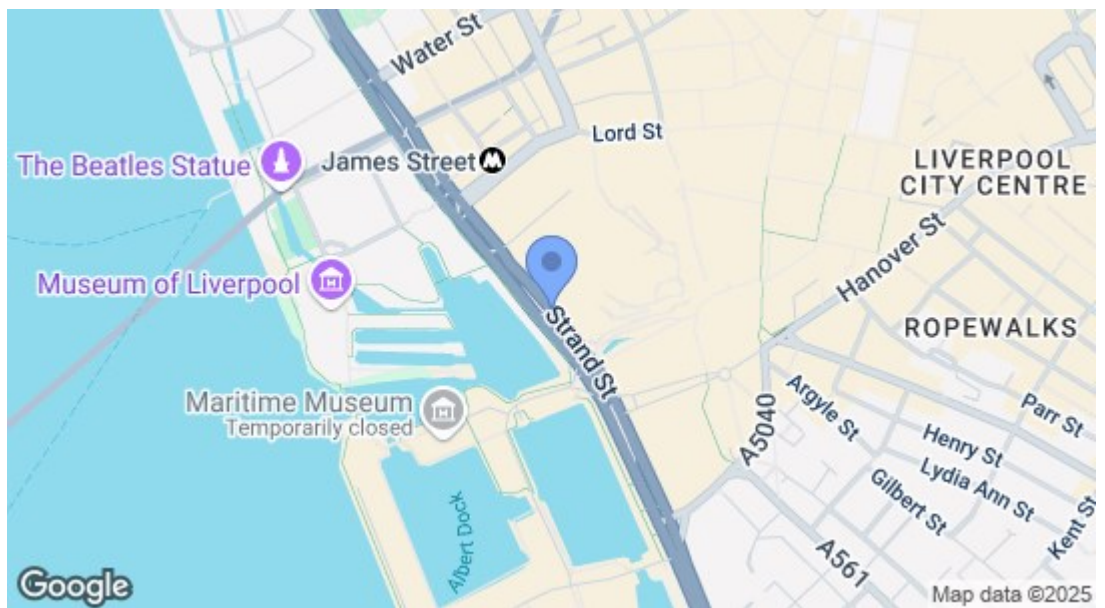
Don't miss the opportunity to make this apartment your new home. Contact US today to schedule a viewing and experience the charm of city living at its finest. With a Council Tax Band B and an EPC Rating B, this furnished apartment is available NOW, offering a rent of £950 per calendar month, excluding bills. A deposit of £1095 and one week's holding deposit are required, so act fast to secure this fantastic property!

- One Bedroom Apartment
- EPC Rating B
- Available from mid June
- Furnished
- Fourth Floor
- 592 sqft
- Viewing Recommended





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		81	
(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			
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
[sales@bluerowhomes.co.uk](mailto:sales@bluerowhomes.co.uk)  
[www.bluerowlettings.com](http://www.bluerowlettings.com)