



## 1012 Ability 2 Custom House Place, Liverpool, L1 8LZ

### £1,350

Nestled in the heart of Custom House Place, Liverpool, this modern tenth-floor apartment is a gem waiting to be discovered. Situated in the prestigious Ability Penthouses development, this purpose-built apartment offers a luxurious lifestyle above the bustling city, with the Hilton hotel just below.

Boasting a spacious 829 sq ft, this apartment features a chic open-plan layout encompassing the living, dining, and kitchen areas, complete with integrated appliances. With two inviting bedrooms, including a master en-suite, and an additional bathroom, this property is perfect for those seeking comfort and style.



Built in 2009, this apartment is designed to impress, with floor-to-ceiling windows that offer breathtaking views towards the iconic River Mersey. The location is unbeatable, with Liverpool One and excellent transport links within easy reach, making city living a breeze.

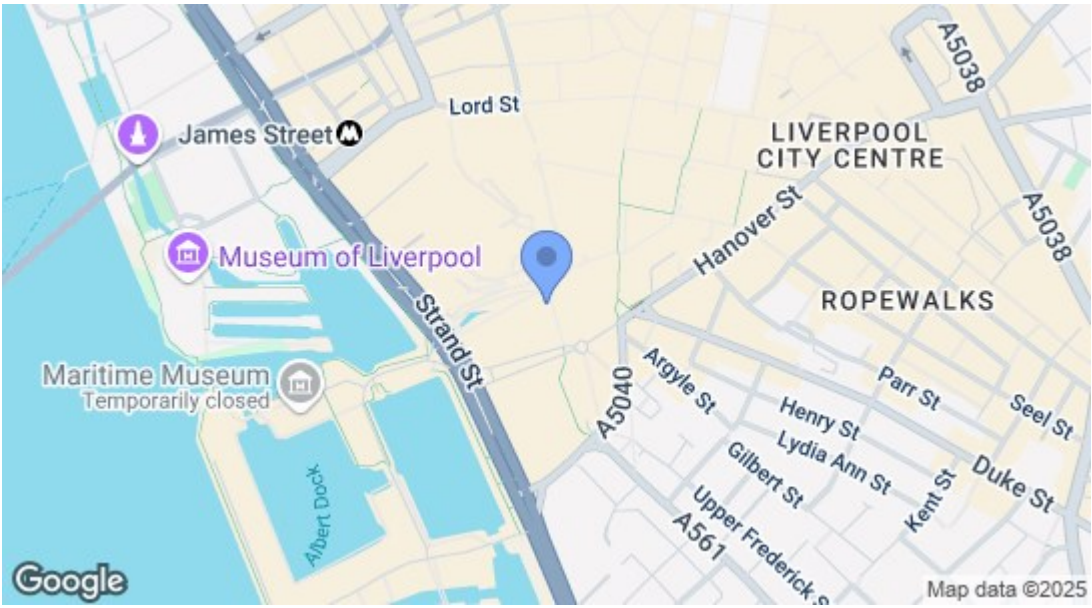
Offered unfurnished, this blank canvas allows you to personalise and make it your own. Council Tax Band C ensures affordability, while a deposit of £1557 secures this slice of urban paradise. Don't miss out on the opportunity to call this stunning apartment home - book your viewing today and step into a world of modern elegance and convenience.

- Unfurnished
- Two Double Bedrooms
- Two bathrooms
- Fabulous Views
- Available Now





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>	72	
(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>		
(21-38) <b>F</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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