



## **Norfolk House II 42 Simpson Street, Liverpool, Merseyside L1 0AZ**

### **£800 Per month**

Bluerow Homes are delighted to offer this stylishly FURNISHED 7th floor studio with great views from the south facing balcony. Communal entrance, stairs and lift to upper floors, entrance hallway, kitchen with high gloss white units, open plan to living/dining area with south facing balcony off, modern shower room with white suite and bed area.

Available From 4TH April

Council Tax Band A

EPC Rating B

Minimum 12 months term

Rent £800 per calendar Month includes Water & Electricity

Deposit £923

- Studio Apartment
- Balcony
- Viewing required
- Furnished
- EPC Rating B
- Rent includes Water & Electricity
- Double Glazing
- Available end of March

### **Communal Entrance**

Lift and stairs to all floors

### **Apartment Entrance**

Laminate wood flooring, open to bedroom area

### **Bedroom Area**

Laminate flooring

### **Shower Room**

White three piece suite comprising; built in shower with glazed screen. Low level W.C., wash hand basin. Tiled walls



### **Kitchen**

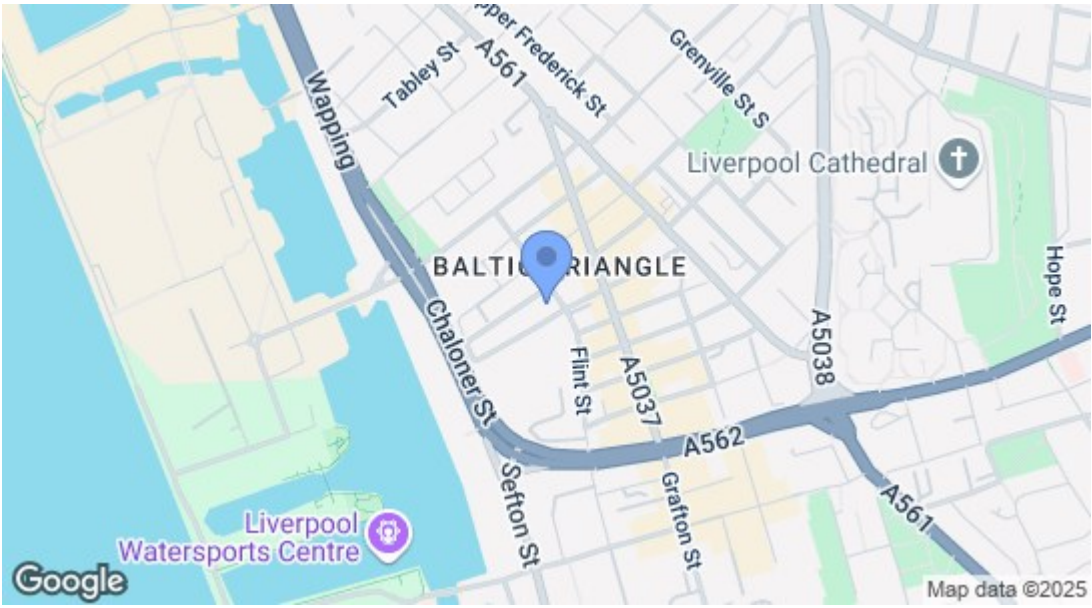
Wall and base units, integral hob, hob, stainless steel sink unit

### **Balcony**

Glazed floor to ceiling sliding door leading to decked balcony with lovely views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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