



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

We are pleased to present this exceptional two-bedroom apartment for rent, situated on the second floor of the award-winning Focus Building at 17 Standish Street, Liverpool. This nearly new property, built in 2005, offers a generous living space of 753 square feet, making it an ideal choice for those seeking comfort and convenience in the heart of the city.

The apartment features a private entrance hall that leads into a spacious lounge and dining area, perfect for both relaxation and entertaining. From here, you can access a delightful outside balcony, providing a lovely spot to enjoy the fresh air. The integrated kitchen is well-equipped, catering to all your culinary needs.

The master bedroom boasts an en-suite shower room, ensuring privacy and convenience, while the second double bedroom is equally inviting. A well-appointed family bathroom completes the accommodation, making this apartment suitable for a variety of lifestyles.

Residents of the Focus Building benefit from a dedicated building manager and an impressive communal atrium, enhancing the overall living experience. The location is superb, with easy access to Liverpool's vibrant business quarter, a plethora of shops, and a diverse range of restaurants. Moorfields train station and Queens Square bus station are also within close proximity, ensuring excellent transport links.

This apartment is a fantastic opportunity for anyone looking to enjoy modern living in a prime city centre location. Do not miss the chance to make this wonderful property your new home.

Council tax Band C. Rent £900 - Deposit £1038

- Furnished Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Balcony

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

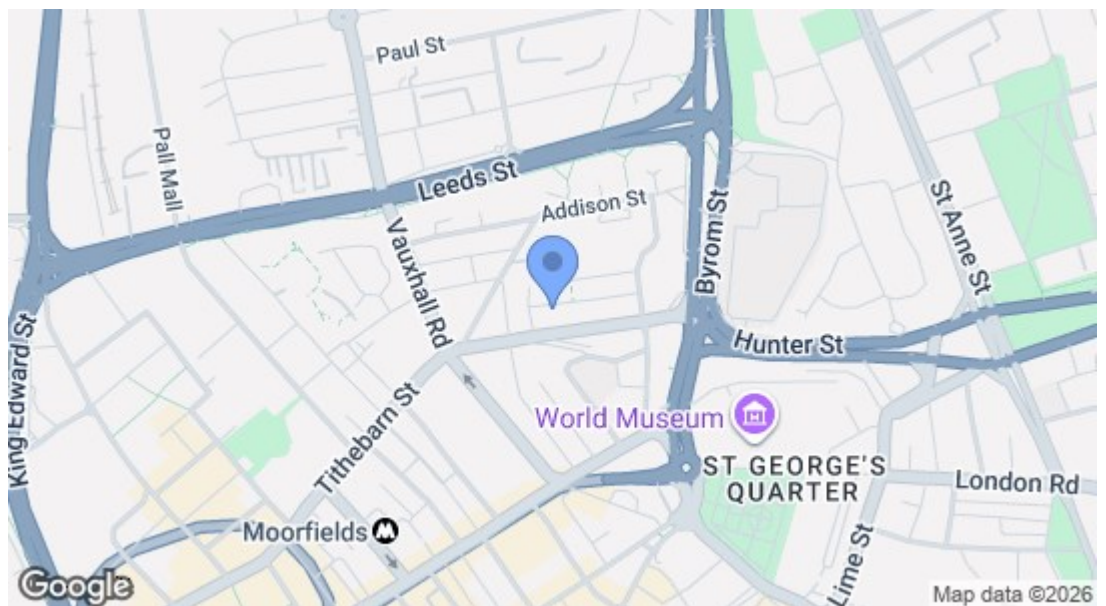
White Roca suite comprising bath, wash hand basin and w.c.,. Wall mounted wall mirror, with vanity unit below. Part tiled walls. Chrome heated towel rail .

Balcony

Timber decked balcony with Rear aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	79	79
(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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