



## Apartment 24 Focus Building 17 Standish Street, Liverpool, Merseyside L3 2BD

**£125,000**

Welcome to Apartment 24, Focus Building, a fantastic first-floor two-bedroom apartment situated in the heart of Liverpool city centre. With Liverpool's Business Quarter, shops, restaurants, Moorfields train station, and Queens Square bus station all within easy reach, this property offers the perfect blend of convenience and city living.

Located within a sought-after development, residents benefit from a concierge service and an impressive communal atrium, adding to the modern appeal of the building.

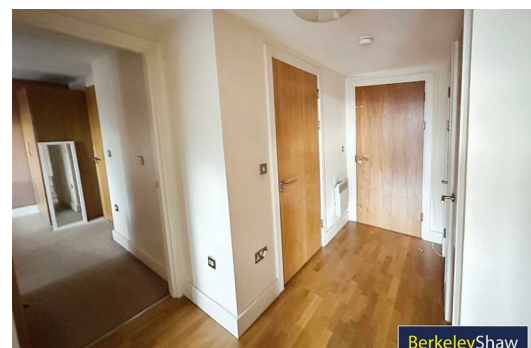
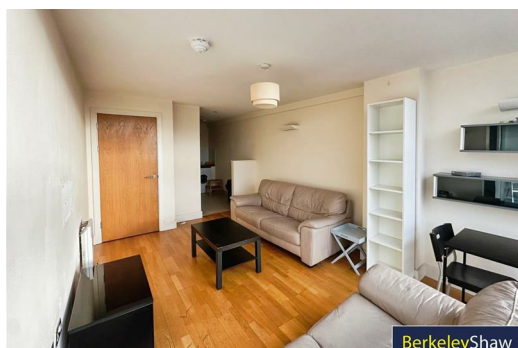
Inside, the apartment comprises a private entrance hall leading to a spacious lounge and dining area, which opens onto an outside balcony, providing a great space to relax. The integrated kitchen is well-equipped with modern appliances. The master bedroom boasts its own en-suite shower room, while a second double bedroom is served by a stylish family bathroom.

Additional benefits include electric heating throughout and one allocated parking space.

The apartment is currently tenanted at £1000 pcm making it an ideal investment opportunity.

Early viewing is highly recommended!

S/C £1500 per annum 81 years remaining on lease





## Living/Dining Area

17'1" x 10'7" (5.22 x 3.24)

Wood strip flooring, ceiling to floor double glazed windows to front aspect, double glazed glass door leading to balcony, 2 x wall mounted electric heaters, wall lighting, opens into kitchen.

## Kitchen

9'9" x 6'6" (2.99 x 1.99)

Tiled floor, range of wall and base units, rolled top work surfaces, 1 & 1/2 bowl sink and drainer with mixer tap, integrated electric hob and oven with extractor hood, plumbing for a washing machine, integrated dishwasher, integrated fridge freezer, splash back tiling, recessed spotlights to ceiling.

## Master Bedroom

14'5" x 8'2" (4.41 x 2.50)

Double glazed window to front aspect, wall mounted electric heater.

## En-Suite

6'7" x 6'5" (2.03 x 1.98)

Tiled floor, low level wc, vanity wash basin, shower cubicle with power shower, built in storage cupboard housing water tank, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

## Bedroom 2

10'3" x 7'2" (3.13 x 2.19)

Double glazed windows to front aspect, wall mounted electric heater.

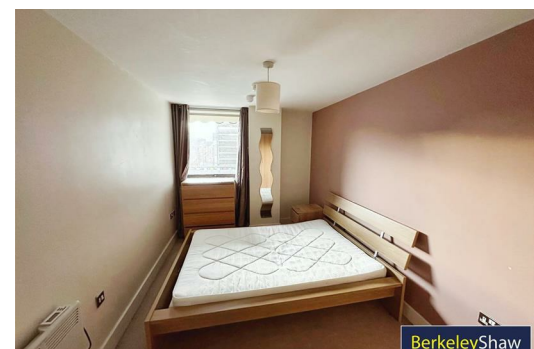
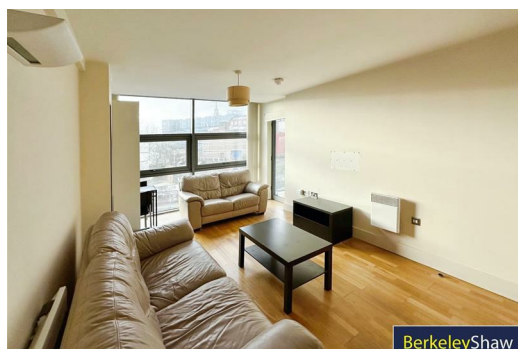
## Bathroom

7'2" x 6'6" (2.19 x 1.99)

Tiled floor, low level wc, vanity wash basin, panelled bath, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

