



## Masons Building, 28 Exchange Street East, Liverpool, L2 3PH

### £1,600 PCM

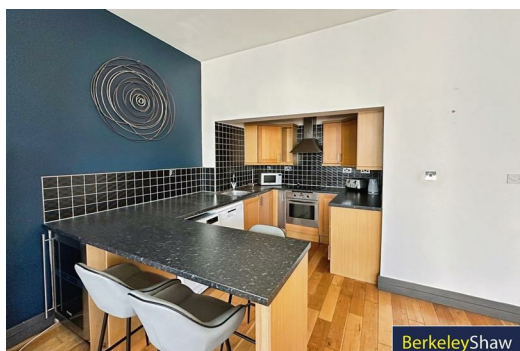
Nestled in the heart of Liverpool, the Masons Building on Exchange Street East presents a splendid opportunity to rent a modern apartment that perfectly balances comfort and style. This delightful residence boasts two well-proportioned bedrooms, making it an ideal choice for professionals, couples, or small families seeking a vibrant urban lifestyle.

Upon entering the apartment, you are greeted by a spacious reception room that serves as the heart of the home. This inviting space is perfect for entertaining guests or simply relaxing after a long day. The large windows allow natural light to flood the room, creating a warm and welcoming atmosphere.

The property features two contemporary bathrooms, ensuring convenience and privacy for all occupants. Each bathroom is designed with modern fixtures and finishes, providing a touch of luxury to your daily routine.

The Masons Building itself is situated in a prime location, offering easy access to a plethora of local amenities, including shops, restaurants, and cultural attractions. The vibrant city centre is just a short stroll away, allowing residents to enjoy the best that Liverpool has to offer.

This apartment is not just a place to live; it is a lifestyle choice that combines modern living with the charm of city life. With its thoughtful layout and prime location. Do not miss the chance to make this exceptional apartment your own.





## Front Exterior

### Hallway

Entrance door, storage cupboards and wooden flooring throughout

### Open Plan Lounge Dining Kitchen

5 Single glazed sash windows, wooden flooring throughout, radiators kitchen comprises of a range of fitted base and wall units with breakfast bar and stainless steel inset sink with mixer tap integrated appliances includes electric oven and hob, washing machine and dishwasher, freestanding fridge freezer. Furnishings include dining tables and chairs, sofas, coffee table, tv.

### Bedroom 1

Single glazed sash windows, radiator carpet, furnishings include Bed with mattress, side tables, chest of drawers

### Ensuite Shower Room

Tiled walls and floor, shower cubical with glass enclosure, sink and low level w.c.

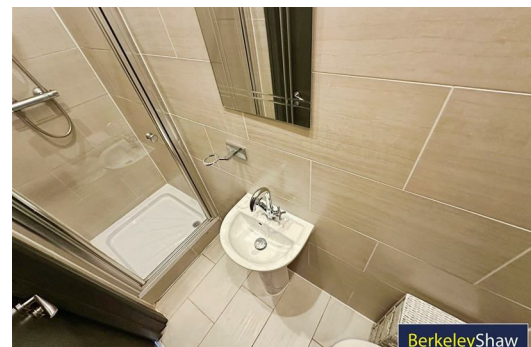
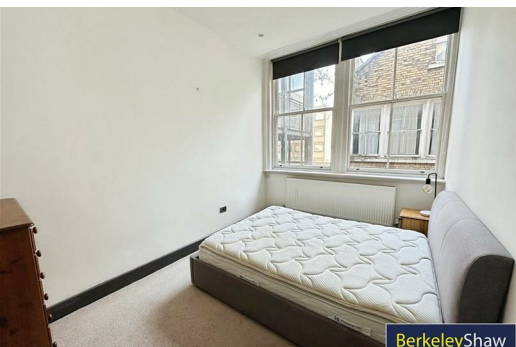
### Bedroom 2

Single glazed sash window, radiator carpet, furnishings include Bed with mattress, side tables, chest of drawers, dressing table

### Main Bathroom

Fully tiled walls and flooring, ladder towel rail, sink, low level w.c. and panelled bath with shower over, glazed shower screen, large mirror.

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



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