



## 8A Hardman Street, Liverpool, L1 9AX

**£1,400 PCM**

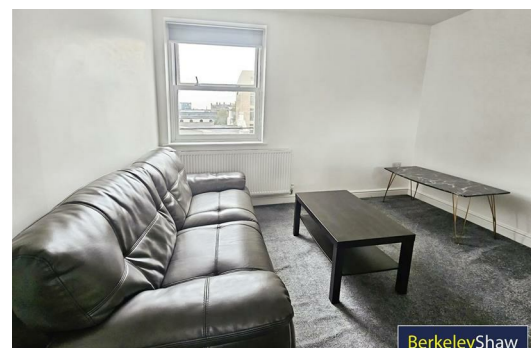
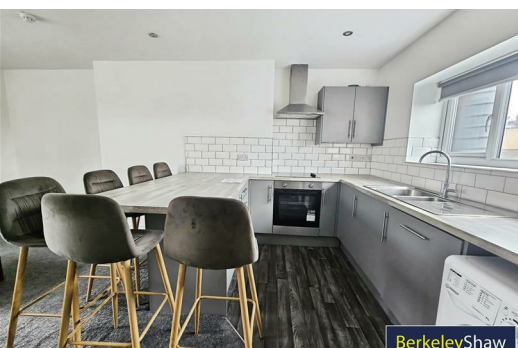
Presenting an immaculate three-bedroom duplex flat to let, set on the second floor and ideally situated in a vibrant urban area renowned for its excellent public transport links and proximity to superb local amenities. This professionally finished residence is perfect for families and professionals seeking both comfort and convenience.

Upon entering, you are welcomed by spacious double bedrooms, providing flexible accommodation for residents. The property also has one well-appointed bathroom.

The top floor leads to an expansive open-plan reception room, flooded with natural light thanks to its large windows, creating a bright and inviting atmosphere perfect for relaxation or entertaining guests. The contemporary open-plan kitchen adjoins the living space and benefits from generous natural light, complemented by ample dining space—ideal for family meals or hosting friends.

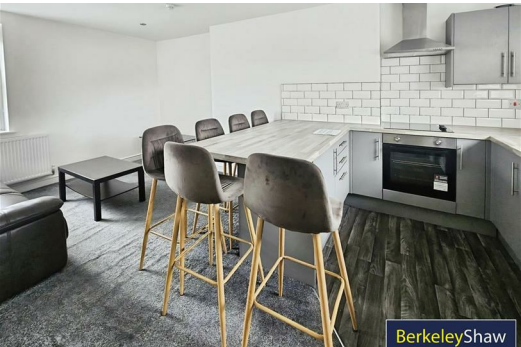
A unique feature of this home is its remarkable cathedral views, offering residents a tranquil outlook amid the bustle of city living. The duplex layout enhances the sense of space and privacy, making it a rare find in such a prime location.

The flat has an EPC rating of E and falls within council tax band A, ensuring manageable ongoing costs. This property represents an exceptional opportunity for those looking for an immaculate home in an urban setting, with all the essential amenities and commuter links within easy reach.



| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

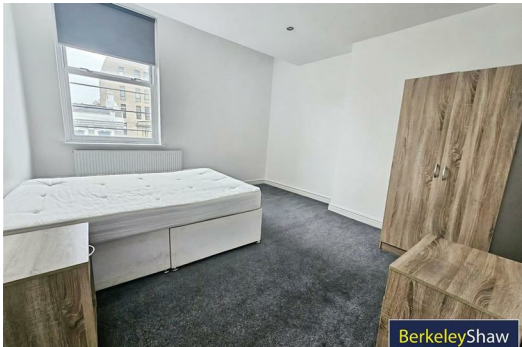
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| 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                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



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