



## West Africa House, 25 Water Street, Liverpool

£875 PCM

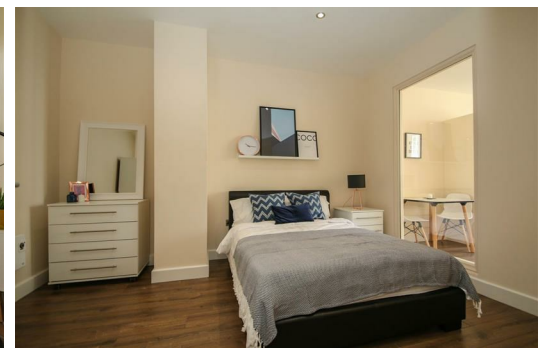
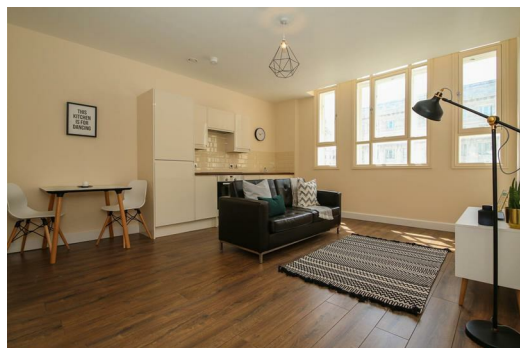
Step inside West Africa House. This iconic and fully renovated 1920s building is perfectly placed within a famous World Heritage site, opposite the renowned Three Graces and Royal Liver building. Offering a bespoke collection of high-spec 1 and 2-bedroom apartments, this development needs to be seen to be fully appreciated.

With a Manhattan-loft style interior creating bags of style and sophistication, this spacious and fully-furnished apartment also comes complete with wooden floors and huge windows giving you some cracking views out across the city. The modern kitchen is a dream - with slick, white cabinets and an integrated hob/oven. You'll also benefit from a stylish, contemporary bathroom.

Smack bang in the city centre, you'll not be short of amenities right on your doorstep, with several bars, restaurants and shopping outlets just a stone's throw away. James Street train station is just a 3 minute walk - so commuting around the city and beyond couldn't be easier. Your apartment is also just 150 meters away from the main shopping, residential and leisure district complex, Liverpool ONE.

We guarantee this stunning property won't be on the market for long, so make sure to give our team a call sooner rather than later. And just so you know, the images are for marketing purposes only, so the fixtures and fittings may vary.

Available 29th July 2024  
Deposit: £1000  
Council Tax Band C  
12 Month tenancy



306 West Africa House, 25 Water Street, Liverpool, Merseyside, L2 0RG



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	77	77

The table displays energy and environmental ratings. The Energy Efficiency Rating is 85 (Potential 85). The Environmental Impact (CO<sub>2</sub>) Rating is 77 (Potential 77). The ratings are shown on a scale from A (green) to G (red).