



## Hamilton House, Pall Mall, Liverpool

£950 PCM

This two bedroom apartment is smack bang in the heart of Liverpool's bustling city centre, perfectly placed for university students and those living/working in and around Liverpool.

This spacious apartment has been finished to an incredibly high standard throughout - take a step inside and you'll discover tonnes of space in the open-plan kitchen/lounge, with huge windows providing plenty of light - including some cracking views out over the city. To top it off, the kitchen is super-stylish and features an integrated hob and slick, contemporary design.

If that wasn't perfect enough, the location is equally as ideal. Just outside your front door you'll find a selection of cafes and bars on your doorstep. Venture 5 minutes further and you'll reach the city centre, where there's an endless variety of eateries, bars, shopping spots and entertainment destinations to discover. You really are right in the centre of it all - it doesn't get much better than this.

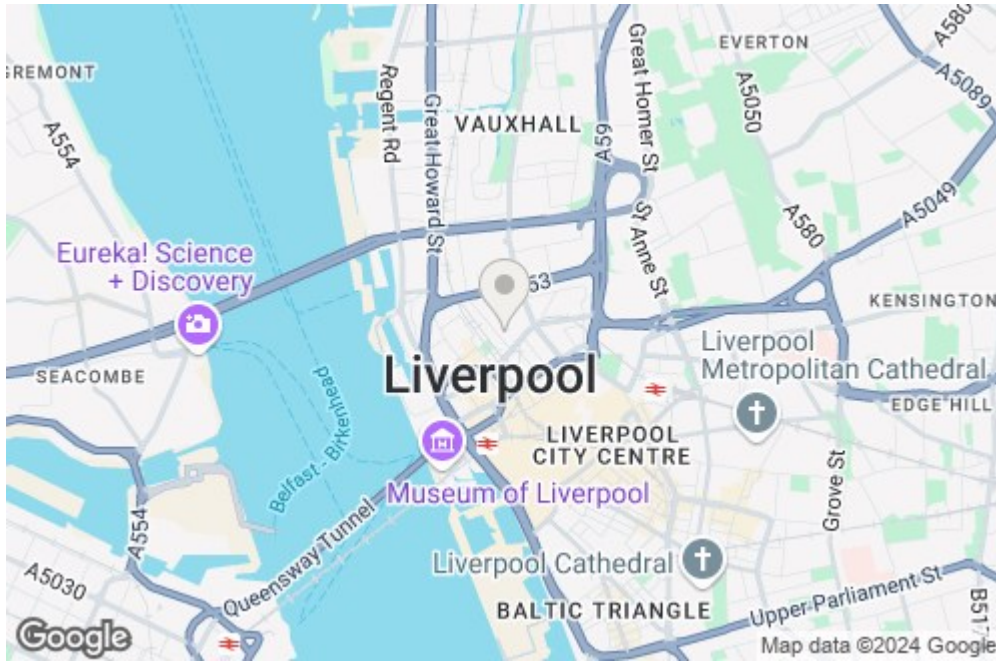
Thinking of travelling further afield? There's a handy bus stop just around the corner and the Moorfields train station is a stone's throw away. The whole of Liverpool is practically at your fingertips.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only, so the internal fixtures, fittings and furnishings may vary.

\*Available 12th August 2024\* Council Tax C. Deposit £1,100. 12 month tenancy.



92 Hamilton House 26 Pall Mall, Liverpool, Merseyside, L3 6AE



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	84	B	B
69-72	81-83	C	C
65-68	78-80	D	D
61-64	75-77	E	E
57-60	72-74	F	F
53-56	69-71	G	G