



## Apartment 3 39 Catharine Street , Liverpool, L8 7NE £775

Located on Catharine Street in the heart of Liverpool's cultural Georgian Quarter, this charming first-floor flat is a gem waiting to be discovered. Boasting a tasteful conversion within a Georgian building, this unfurnished apartment offers a perfect blend of modern living with original features.

Step inside to find a cosy yet spacious layout featuring one double bedroom, ideal for a comfortable retreat. The open-plan living, dining, and kitchen area is designed for both relaxation and entertainment, complete with integrated appliances for convenience. The modern bathroom adds a touch of luxury to everyday living.

Measuring 452 sq ft, this property offers a perfect balance of space and functionality. Solid wood flooring throughout adds warmth and character, complementing the original features that give this flat its unique charm. Residents will also benefit from permit parking, ensuring convenience in this bustling area.

Available from mid-August 2024 for a minimum 12-month let, this flat is a rare find in a sought-after location. With a Council Tax Band A and a deposit of £894, this property is not to be missed. Book a viewing today to fully appreciate the beauty and potential this Georgian Quarter flat has to offer.

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



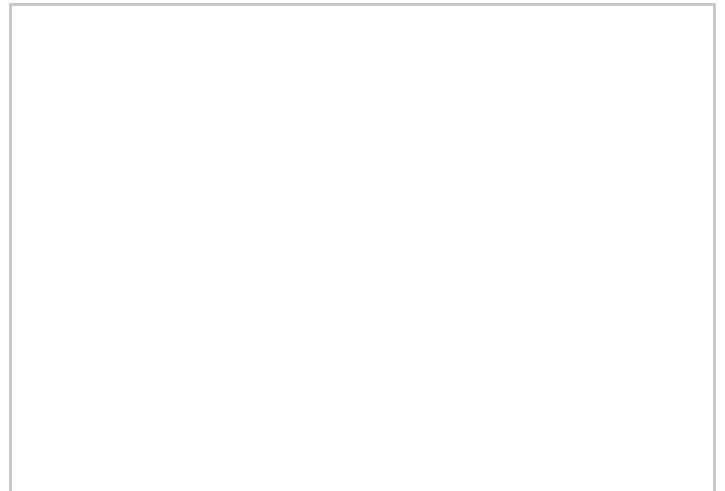
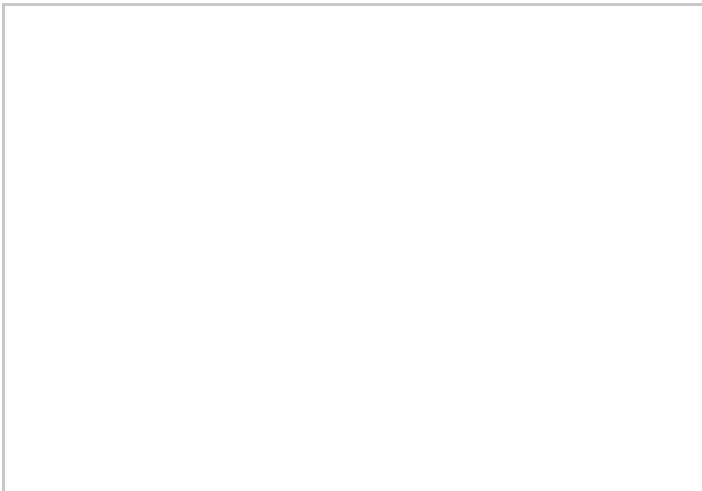
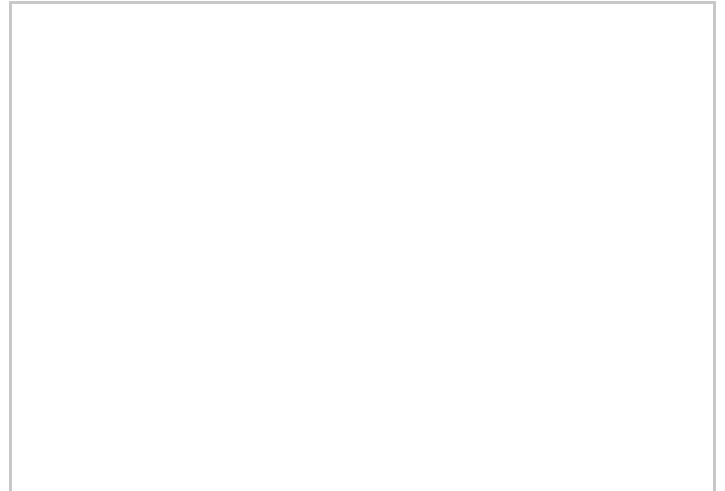
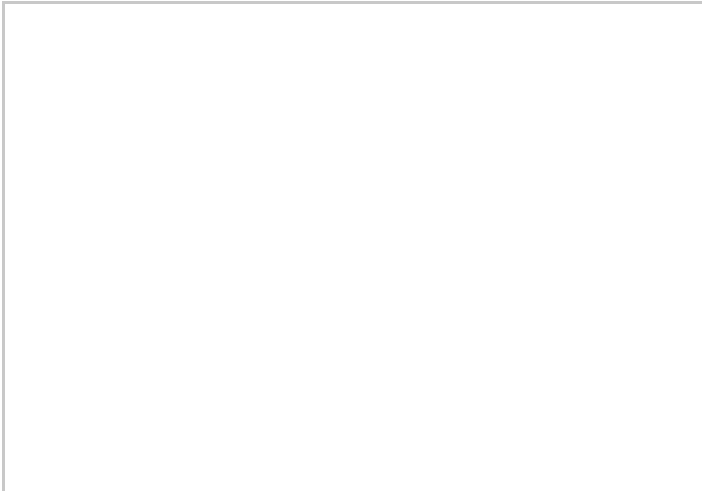
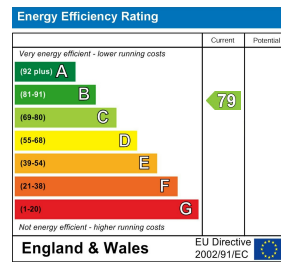
## Floor Plan



## Area Map



## Energy Efficiency Graph



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