



## 75 Focus Building 17 Standish Street , Liverpool, L3 2BD £1,150

Nestled in the heart of Liverpool on Standish Street, this stunning duplex apartment is a true gem waiting to be discovered. Boasting a modern design with 1 reception room, 2 bedrooms, and 2 bathrooms, this property offers the perfect blend of comfort and style.

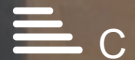
As you step into this award-winning development, you are greeted by an impressive atrium that sets the tone for the elegance that awaits within. The communal entrance exudes sophistication, leading you to your own private entrance hall. The spacious living/dining area is perfect for entertaining guests or simply relaxing after a long day.

The stylish fitted kitchen is a chef's dream, complete with integrated appliances that make cooking a delight. Ascend the stairs to the guest mezzanine bedroom, where panoramic views of the city await, offering a picturesque backdrop to your everyday life. The main bedroom features a small balcony, ideal for enjoying your morning coffee, and an en-suite shower room for added convenience.

With allocated parking, you can bid farewell to the woes of city parking. The location of this property is simply unbeatable, offering a taste of city living at its finest. Council Tax Band D ensures peace of mind, while the minimum 6-month let allows you to settle in and make this apartment your own. Don't miss the chance to make this duplex apartment your new home. Available from early August 2024, this property is a rare find in the bustling city centre. With a rent of £1150 and a deposit of £1325, this is an opportunity not to be missed.

### 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.



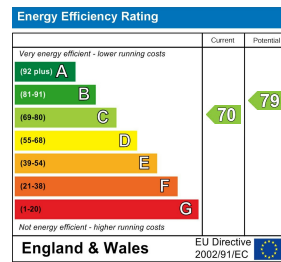
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.