



Apartment 199, 39, The Reach Leeds Street, Liverpool, L3  
£950 Per Month

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## About the Property

Available Now! Modern City Living at Its Finest

City Residential are delighted to offer this fully furnished two-bedroom apartment located in the ever-popular The Reach development on Leeds Street.

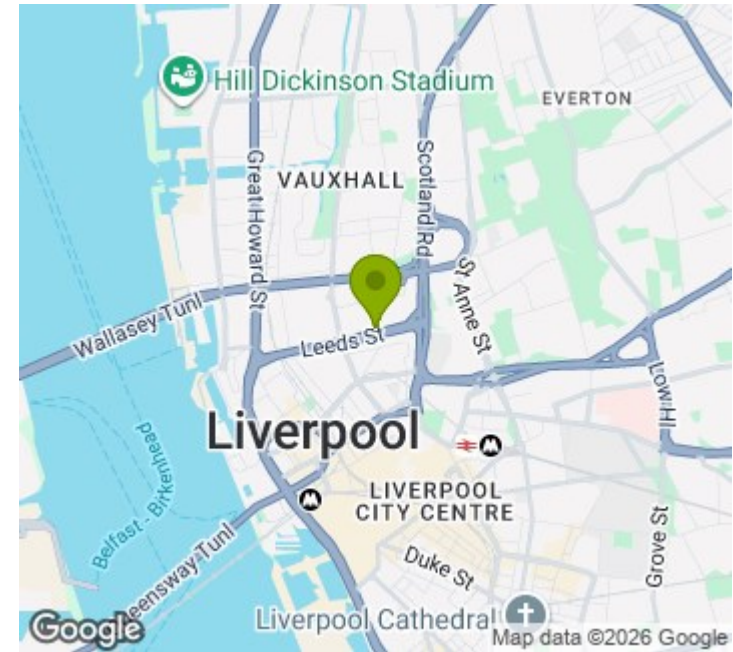
Perfectly positioned for easy access to Liverpool City Centre, the Business District, the Docklands and excellent transport links, this apartment offers convenience and contemporary living in equal measure.

The accommodation comprises an entrance hall leading to a bright open-plan living and kitchen area, two well-proportioned bedrooms, and a modern family bathroom.

Please Note: Ongoing cladding remedial works at The Reach mean balcony and window access is currently restricted for health and safety reasons due to scaffolding on the elevations.

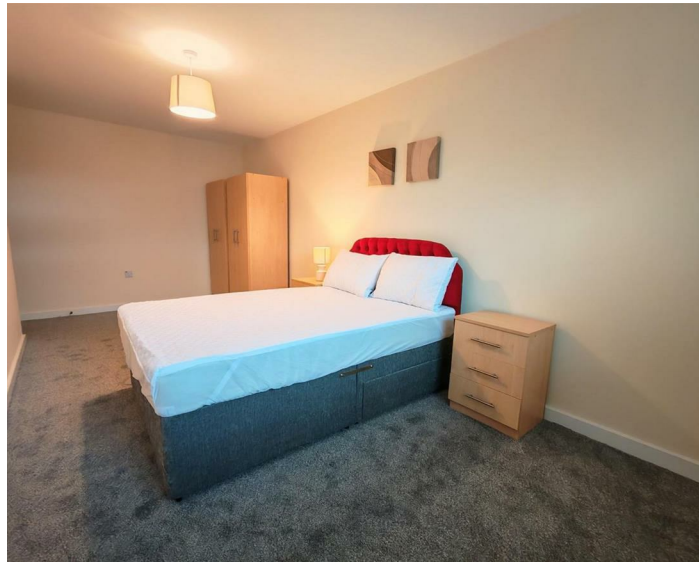
With high demand expected, early viewing is strongly recommended, book your appointment today!

- Available Now
- Fully Furnished
- Must be viewed!!
- Fantastic Location
- Council Tax Band - C
- EPC Rating - C
- Deposit Payable £1096
- Head lease restriction: no pets



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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