



24 Focus Building, Liverpool, Merseyside L3 2BD

£895 PCM

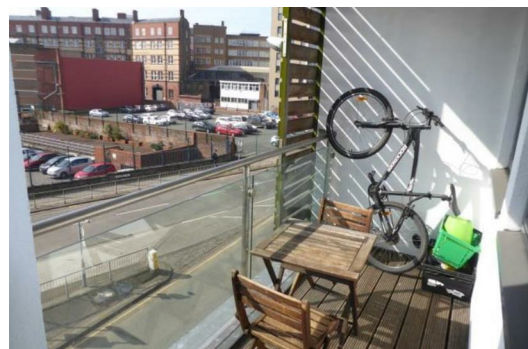
AVAILABLE START OF JULY!

Berkeley Shaw our please to offer TO LET this FURNISHED FIRST FLOOR APARTMENT. This wonderful two bedroom apartment is located in the award winning Focus Building. Ideally located in the heart of the city centre, providing convenient access to Liverpool business quarter, shops, restaurants, Moorfields train station and Queens Square bus station.

This fantastic development has a concierge and impressive communal atrium. The apartment briefly comprises of private entrance hall, lounge/dining area, outside balcony, integrated kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom.

The apartment benefits from electric heating throughout and comes with one allocated parking space. An internal inspection is highly recommended to fully appreciate this wonderful apartment.

Council Tax Band: C
Deposit: £895
Minimum Tenancy: 6 months



Living/Dining Area

17'1" x 10'7" (5.22 x 3.24)

Wood strip flooring, ceiling to floor double glazed windows to front aspect, double glazed glass door leading to balcony, 2 x wall mounted electric heaters, wall lighting, opens into kitchen.

Kitchen

9'9" x 6'6" (2.99 x 1.99)

Tiled floor, range of wall and base units, rolled top work surfaces, 1 & 1/2 bowl sink and drainer with mixer tap, integrated electric hob and oven with extractor hood, plumbing for a washing machine, integrated dishwasher, integrated fridge freezer, splash back tiling, recessed spotlights to ceiling.

Master Bedroom

14'5" x 8'2" (4.41 x 2.50)

Double glazed window to front aspect, wall mounted electric heater.

En-Suite

6'7" x 6'5" (2.03 x 1.98)

Tiled floor, low level wc, vanity wash basin, shower cubicle with power shower, built in storage cupboard housing water tank, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

Bedroom 2

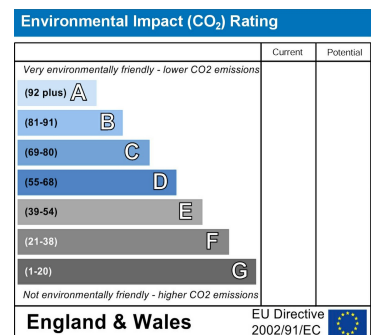
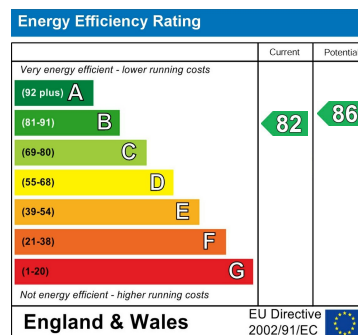
10'3" x 7'2" (3.13 x 2.19)

Double glazed windows to front aspect, wall mounted electric heater.

Bathroom

7'2" x 6'6" (2.19 x 1.99)

Tiled floor, low level wc, vanity wash basin, panelled bath, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.



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