



## 2a Victoria Buildings Victoria Road, Liverpool, L37 7DB

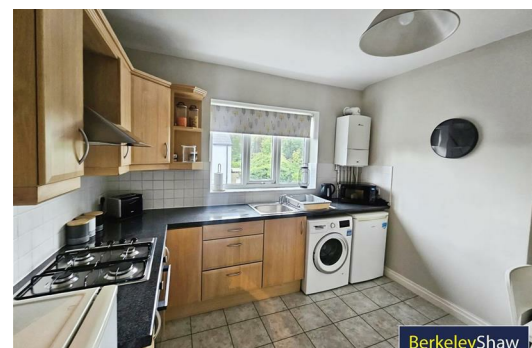
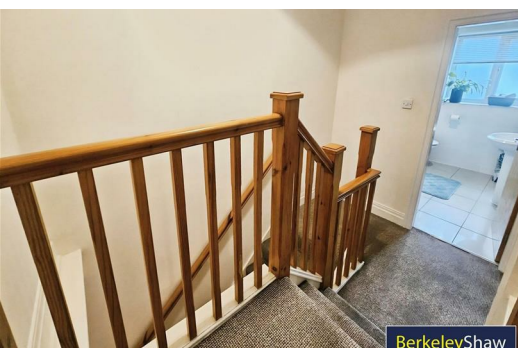
### £1,000 PCM


Welcome to this immaculate duplex two-bedroom flat, To Let in a highly sought-after location. Ideally suited for professionals, this delightful residence offers both style and convenience, sitting just one minute from the train—making commuting effortless.


Upon entering, you are greeted by an entrance hallway leading to the first floor, leading to a spacious, separate reception room featuring large windows that flood the area with natural light, creating a bright and welcoming atmosphere. The modern kitchen benefits from further natural light and provides ample dining space, ideal for everyday living and entertaining guests. The modern bathroom and one double bedroom is located on the first floor. The final master bedroom is located on the second floor.

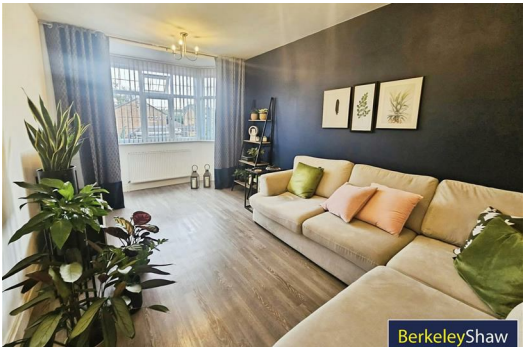
Both bedrooms are generously sized doubles, offering comfortable accommodation with flexibility for guests or a home office setup. The contemporary bathroom is fitted with a heated towel rail, adding a touch of luxury to your daily routine.

Situated close to excellent public transport links and popular walking routes, this flat seamlessly connects bustling urban life with tranquil green spaces. The local area is renowned for its vibrant community and amenities, ensuring all your needs are within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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