



## 76 Focus Building 17 Standish Street , Liverpool, L3 2BD £1,200

We are delighted to present this beautifully appointed two-bedroom duplex apartment, located on Standish Street in the vibrant heart of Liverpool city centre. This property offers an exceptional opportunity for those seeking a stylish urban lifestyle, with convenient access to a plethora of shops, restaurants, and excellent transport links, including Moorfields train station and Queen's Square bus station.

As you enter the apartment, you are greeted by a spacious hallway that leads to a contemporary bathroom. The expansive living and dining area boasts floor-to-ceiling windows, allowing natural light to flood the space and offering partial views of the river, creating a serene atmosphere. The stylish kitchen, thoughtfully set back, features integrated appliances and ample surface area, perfect for culinary enthusiasts.

Ascending the staircase from the hallway, you will find two well-proportioned bedrooms. The mezzanine bedroom offers panoramic views of the city, providing a unique perspective of the bustling surroundings. The master bedroom is a true retreat, complete with an en-suite shower and direct access to a private balcony, ideal for enjoying a morning coffee or evening relaxation.

This award-winning development includes an impressive atrium, enhancing the overall appeal of the property. Additionally, the apartment benefits from secure allocated parking, ensuring convenience in the city centre. With a Council Tax Band D, this duplex apartment is perfect for anyone looking to embrace city living in style and comfort. Do not miss the chance to make this exceptional property your new home.

- Two Bedroom
- Parking
- Bathroom and En-Suite
- Furnished
- End of December
- Council Tax Band D
- Balcony
- Duplex Apartment
- Viewing Required

### 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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