



## 1013 2 Custom House Place

, Liverpool, L1 8LZ

£1,300 Per month

Bluerow is pleased to present this exquisite modern apartment located on the tenth floor of the prestigious Ability Penthouses development in Custom House Place, Liverpool. This stylish two-bedroom, two-bathroom residence spans an impressive 829 square feet and was built in 2009, showcasing contemporary design and high-quality finishes throughout.

As you enter the apartment, you are greeted by a spacious open-plan living, dining, and kitchen area, which is perfect for both entertaining and everyday living. The kitchen is equipped with integrated appliances, making it a delight for any home cook. The two double bedrooms provide ample space, with the master bedroom featuring an en-suite bathroom for added convenience. A separate bathroom serves the second bedroom and guests.

One of the standout features of this apartment is the floor-to-ceiling windows, which not only flood the space with natural light but also offer stunning views towards the iconic Albert Dock and the River Mersey. This creates a serene and picturesque backdrop for your daily life.

Residents of this development enjoy exclusive access to the Hilton hotel's gym and leisure facilities, enhancing the lifestyle on offer. The location is superb, with Liverpool One and excellent transport links just a short distance away, making it easy to explore the vibrant city.

This apartment is offered furnished and is available for immediate occupancy. With a Council Tax Band of C, this property presents an excellent opportunity for those seeking a modern and convenient living space in the heart of Liverpool. Don't miss your chance to make this stunning apartment your new home.

### 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.



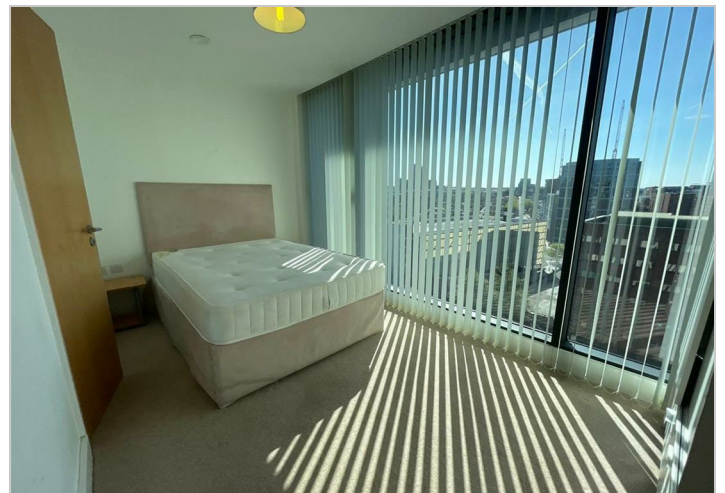
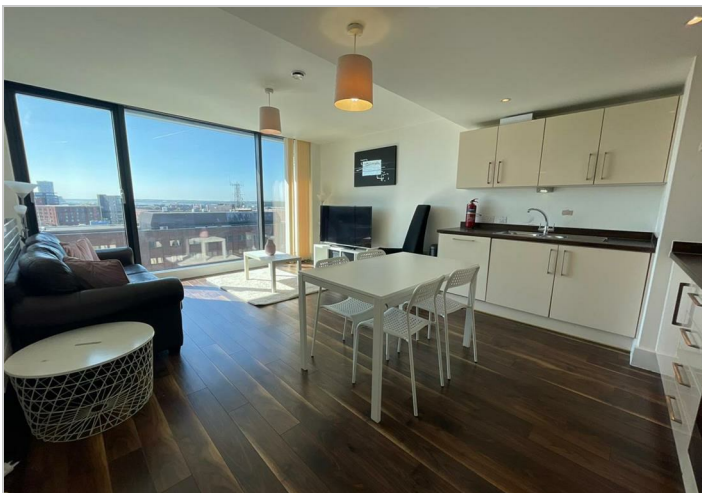
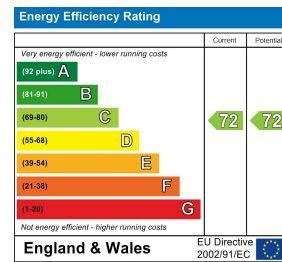
## Floor Plan



## Area Map



## Energy Efficiency Graph



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