



Affitto Estate Agents are proud to present to the market this FIRST FLOOR EXECUTIVE APARTMENT WITH HIGH CEILINGS situated within the popular Tower Building development close to the River Mersey. The property benefits from being fully furnished to a high standard.

CONTACT US TO ARRANGE A VIEWING!

The property benefits from having a spacious open plan lounge/kitchen area, two large double bedrooms and two bathrooms.

The lounge/kitchen is of a large size and has a modern finish. The kitchen/lounge incorporates fitted wall and base units as well as an island which provides ample storage capacity. An electric hob and oven is included too, as well as an integrated fridge/freezer and a dishwasher.

The lounge offers a sofa, armchairs, a coffee table, TV stand as well as a dining table with chairs. All furnishing is of a high standard and good quality.

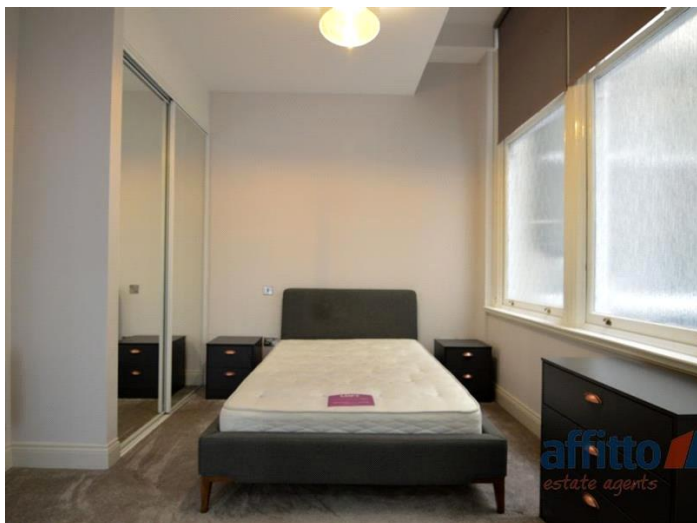
Both bedrooms are large doubles and benefit from an en-suite bathrooms one of which incorporates a full size bathtub as well as shower. Both rooms have double beds and two side tables, as well as wardrobes.

Some of the benefits include excellent views, access to lifts, 24 hour concierge & impressive spacious entrance lobby in building. Located on Water Street / The Strand & opposite the Three Graces & the River Mersey and only a short walk to the Albert Dock and Liverpool One Shopping Centre.

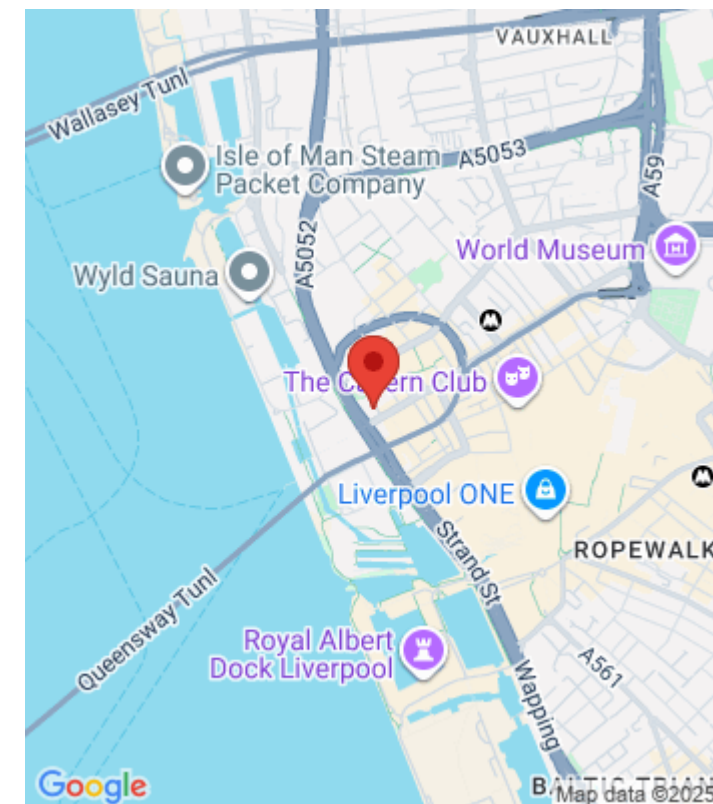
Viewing is highly recommended on this attractive apartment, so contact us today!

Deposit: £2,192.3

Holding Deposit: £438.46



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.