



## Portside House, 29 Duke Street, Liverpool, Merseyside L1 5AQ

£950 PCM

Berkeley Shaw are delighted to offer to rent this well-presented one-bedroom apartment, ideally situated in the heart of Liverpool City Centre. AVAILABLE NOW.

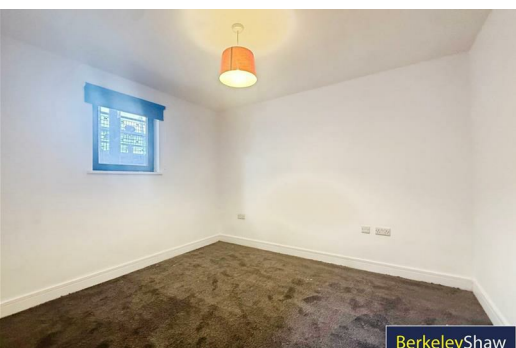
Neutrally decorated throughout, the apartment offers comfortable and contemporary living in a fantastic city-centre location, with an excellent selection of bars, restaurants, shops and amenities all within easy reach.

The property features a bright and practical open-plan kitchen and living area, providing a versatile space for both relaxing and dining. The modern fitted kitchen benefits from a range of integrated appliances, while the open-plan layout creates a welcoming and sociable living environment.

The spacious bedroom provides a comfortable retreat at the end of the day, with plenty of space for bedroom furniture and storage.

Completing the accommodation is a modern, fully fitted bathroom with a heated towel rail, adding an extra touch of comfort.

Ideally suited to a professional individual or couple looking to enjoy everything Liverpool City Centre has to offer, this apartment combines a convenient location with comfortable, low-maintenance living.



- Entry Hallway
- Bedroom
- Bathroom
- Kitchen
- Lounge

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 |         |           |
|                                             | 77      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 emissions |         |           |
| (92 plus) A                                         |         |           |
| (81-91) B                                           |         |           |
| (69-80) C                                           |         |           |
| (55-68) D                                           |         |           |
| (39-54) E                                           |         |           |
| (21-38) F                                           |         |           |
| (1-20) G                                            |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |
|                                                     |         |           |
| England & Wales                                     |         |           |
| EU Directive 2002/91/EC                             |         |           |



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