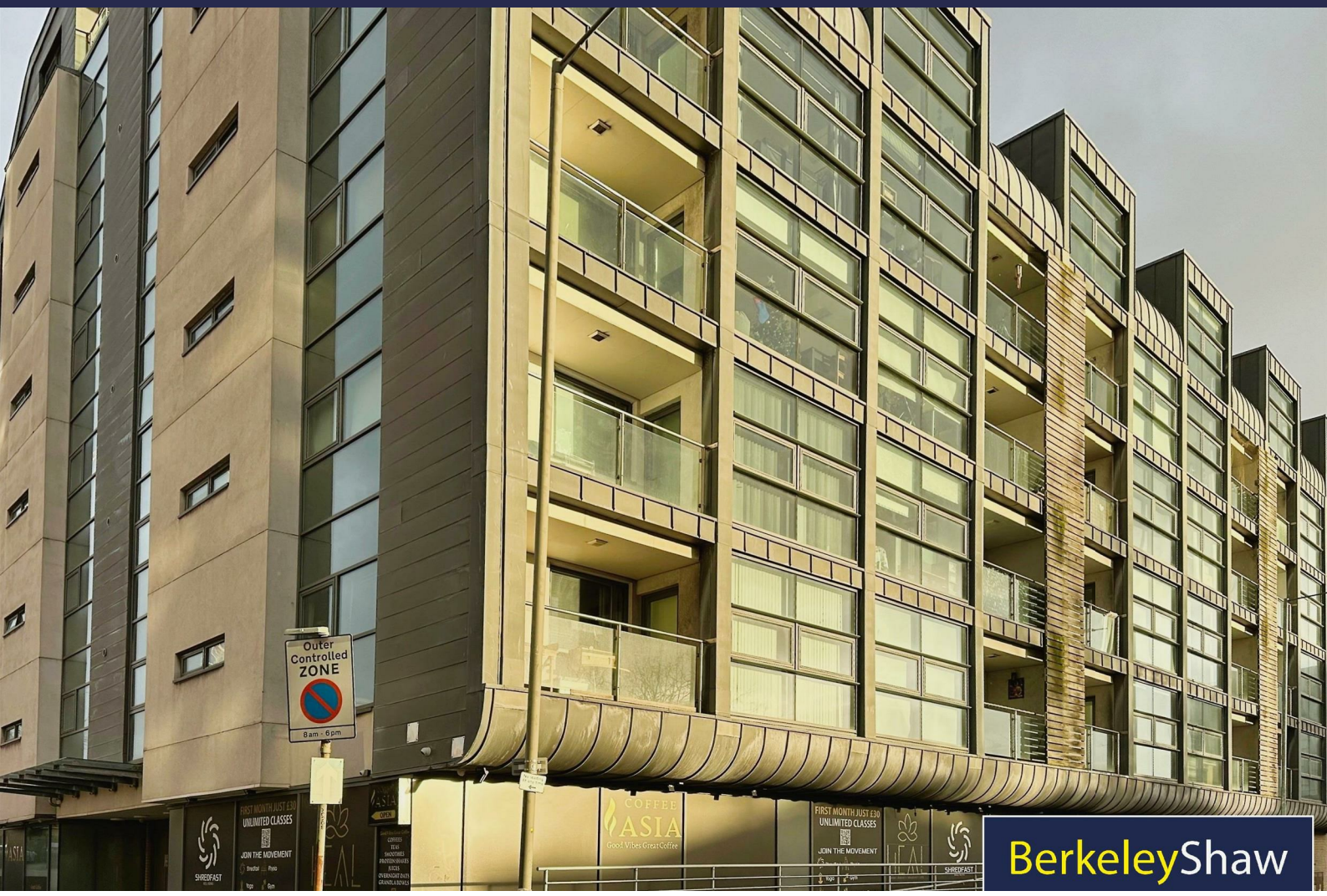
BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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24 Focus Building, Liverpool, Merseyside L3 2BD

£1,000 PCM

To let: a two-bedroom apartment in the Focus Building, Liverpool city centre, offered in good condition and fully furnished. Situated on the second floor of this award-winning development, the property provides practical city living with convenient access to the business district, shops and restaurants.

The apartment comprises a private entrance hall leading to a reception room with lounge and dining area, an integrated kitchen, two double bedrooms, and two bathrooms, including an en-suite shower room to the main bedroom. There is an outside balcony and electric heating throughout. The property also includes one allocated parking space. The building further benefits from a concierge service and an impressive communal atrium.

Located in Liverpool's L3 district, the apartment is well positioned for city centre amenities, including Liverpool ONE and the waterfront. Moorfields station is within easy reach, offering regular services to stations such as Liverpool Lime Street, Chester and Southport, with journey times from around 10–40 minutes depending on destination. Queens Square bus station provides extensive local and regional bus links.

There is a range of cafés, bars and restaurants in the immediate area, as well as cultural attractions around the Pier Head and St George's Quarter. Green space can be found at nearby St John's Gardens and along the waterfront.

EPC Rating: B
Council Tax Band: C
Deposit: £1153







Living/Dining Area
17'1" x 10'7" (5.22 x 3.24)
Wood strip flooring, ceiling to floor double glazed windows to front aspect, double glazed glass door leading to balcony, 2 x wall mounted electric heaters, wall lighting, opens into kitchen.

Kitchen
9'9" x 6'6" (2.99 x 1.99)
Tiled floor, range of wall and base units, rolled top work surfaces, 1 & 1/2 bowl sink and drainer with mixer tap, integrated electric hob and oven with extractor hood, plumbing for a washing machine, integrated dishwasher, integrated fridge freezer, splash back tiling, recessed spotlights to ceiling.

Master Bedroom
14'5" x 8'2" (4.41 x 2.50)
Double glazed window to front aspect, wall mounted electric heater.

En-Suite
6'7" x 6'5" (2.03 x 1.98)
Tiled floor, low level wc, vanity wash basin, shower cubicle with power shower, built in storage cupboard housing water tank, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

Bedroom 2
10'3" x 7'2" (3.13 x 2.19)
Double glazed windows to front aspect, wall mounted electric heater.

Bathroom
7'2" x 6'6" (2.19 x 1.99)
Tiled floor, low level wc, vanity wash basin, panelled bath, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

