



## Apartment 5, 12 York Street, Liverpool, L1 5BN

### £950 Per month

Available early July Nestled in the vibrant Ropewalks area of Liverpool, this delightful two-bedroom first-floor apartment offers a perfect blend of modern living and urban charm.

Upon entering, you are greeted by a communal entrance that leads to a private hallway, ensuring a sense of privacy and security. The spacious sitting and dining room is a highlight of the home, featuring a lovely Juliette balcony that invites natural light and offers a pleasant view of the surroundings. This area seamlessly flows into the fitted kitchen, making it ideal for both entertaining guests and enjoying quiet evenings at home.

The apartment boasts two well-proportioned double bedrooms, providing ample space for relaxation. The convenience of a bathroom together with an en-suite enhances the functionality of the property, catering to the needs of modern living.

With double glazing and electric heating, comfort is assured throughout the year. The location is simply unbeatable, with Liverpool 1, an array of fabulous bars, and restaurants just a stone's throw away, making it an ideal choice for those who appreciate city life.

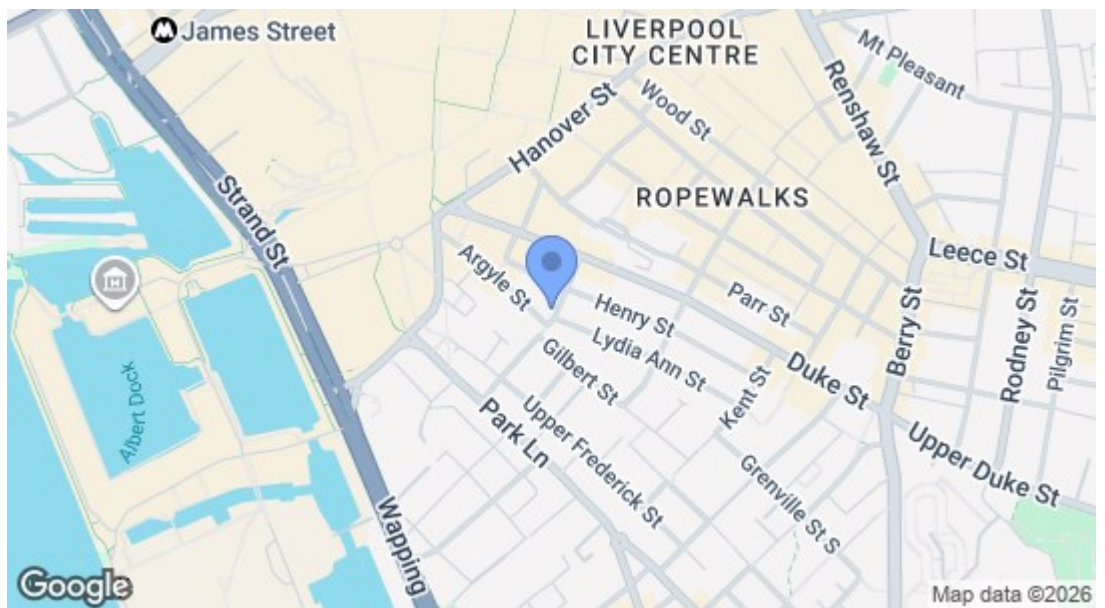
Available for rent from mid-July, this property falls under Council Tax Band C. We highly recommend scheduling a viewing to fully appreciate the charm and convenience this apartment has to offer.

- Two Bedrooms
- Juliette Balcony
- Furnished
- Bathroom & En-Suite
- Sitting/Dining Room
- Exposed Brickwork





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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com

