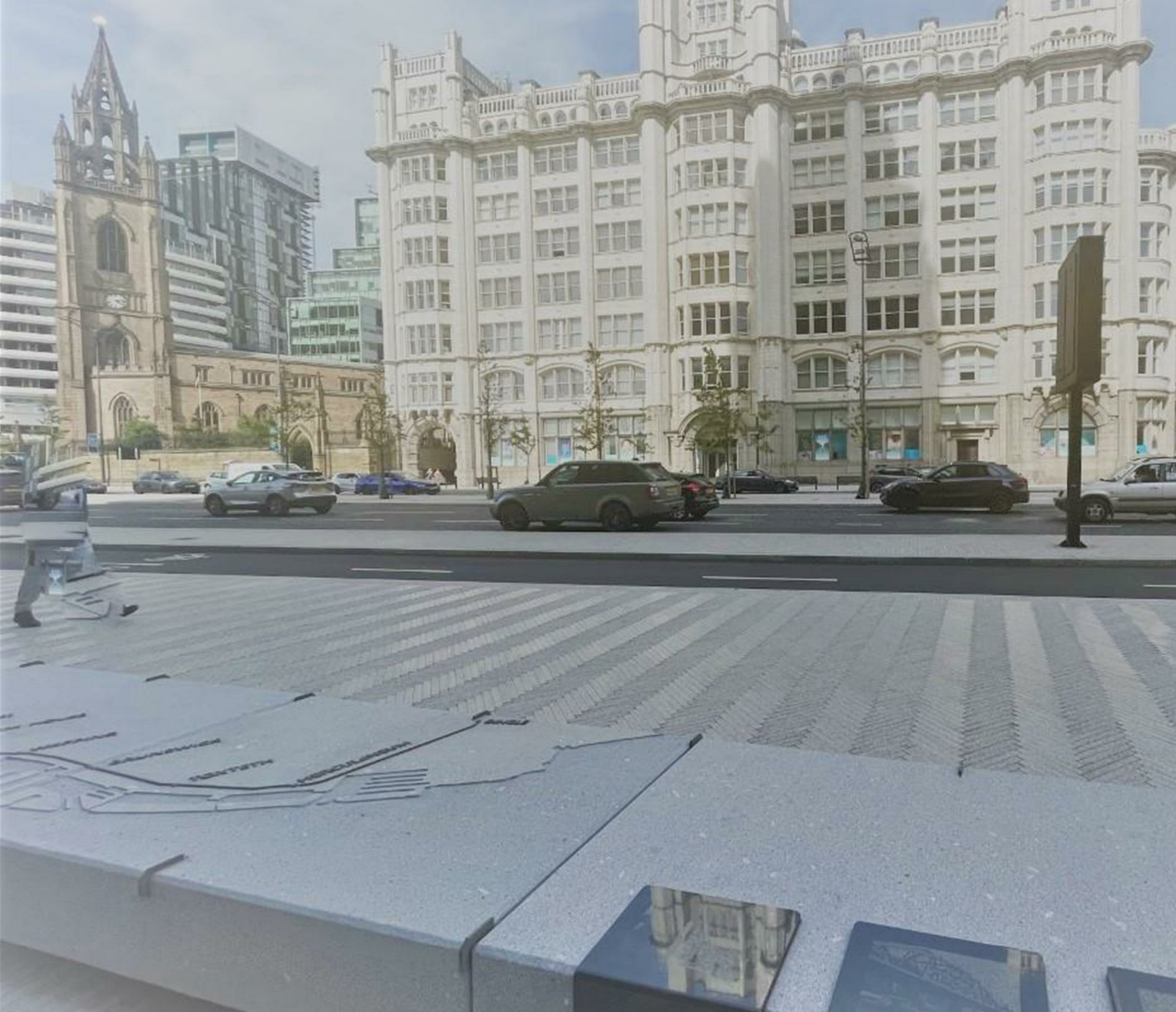




**8 The Levels 22 Water Street, Liverpool , L3 1BA**  
**£1,722 Per month**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Nestled in the vibrant heart of Liverpool, 22 Water Street presents an exceptional opportunity to acquire a charming flat conversion that perfectly balances modern living with classic appeal. This delightful property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed, providing a comfortable flow throughout the property.

The flat features two well-appointed bedrooms, offering a peaceful retreat for rest and relaxation. Each bedroom is designed to maximise natural light, creating a warm and inviting atmosphere. Additionally, the property includes two bathrooms, ensuring convenience for both residents and visitors alike.

Situated in a prime location, this flat is surrounded by the rich culture and history that Liverpool is renowned for. Residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and parks, making it an ideal choice for those seeking a vibrant urban lifestyle.

With its appealing features and excellent location, 22 Water Street is a wonderful opportunity for first-time buyers, investors, or anyone looking to enjoy the best of city living. Do not miss the chance to make this charming flat your new home.  
Available 30th August - Furnished

| Energy Efficiency Rating                    |                         |                     |
|---------------------------------------------|-------------------------|---------------------|
|                                             | Current                 | Potential           |
| Very energy efficient - lower running costs |                         |                     |
| (92 plus) <b>A</b>                          |                         |                     |
| (81-91) <b>B</b>                            |                         |                     |
| (69-80) <b>C</b>                            |                         |                     |
| (55-68) <b>D</b>                            |                         |                     |
| (39-54) <b>E</b>                            |                         |                     |
| (21-38) <b>F</b>                            |                         |                     |
| (1-20) <b>G</b>                             |                         |                     |
| Not energy efficient - higher running costs |                         |                     |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>20</b> <b>20</b> |

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



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