



**2 Custom House Place, Liverpool , L1 8LZ**  
**£1,300 Per month**

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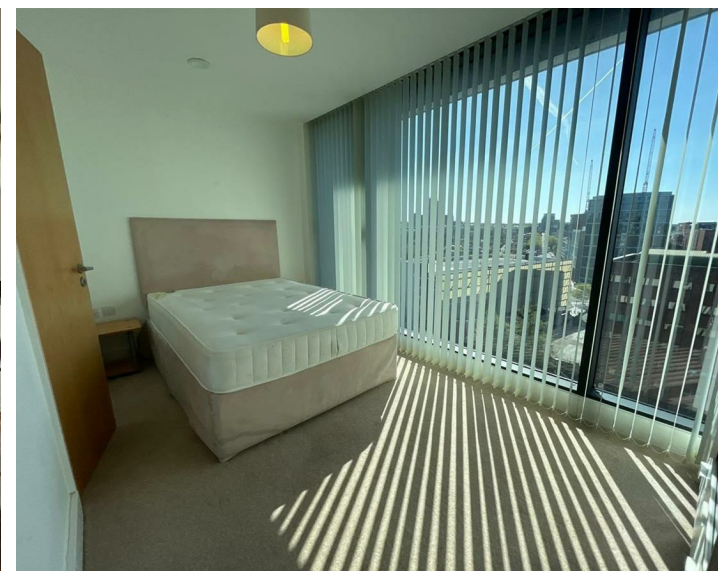
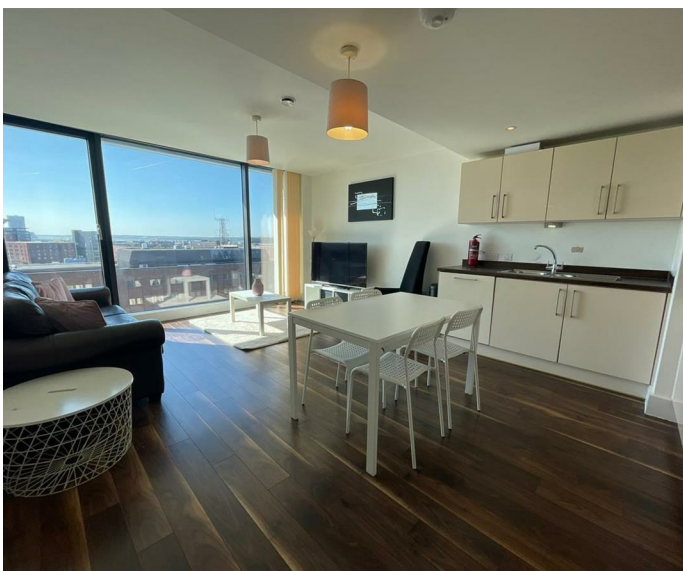
Bluerow is pleased to present this exquisite modern apartment located on the tenth floor of the prestigious Ability Penthouses development in Custom House Place, Liverpool. This stylish two-bedroom, two-bathroom residence spans an impressive 829 square feet and was built in 2009, showcasing contemporary design and high-quality finishes throughout.

As you enter the apartment, you are greeted by a spacious open-plan living, dining, and kitchen area, which is perfect for both entertaining and everyday living. The kitchen is equipped with integrated appliances, making it a delight for any home cook. The two double bedrooms provide ample space, with the master bedroom featuring an en-suite bathroom for added convenience. A separate bathroom serves the second bedroom and guests.

One of the standout features of this apartment is the floor-to-ceiling windows, which not only flood the space with natural light but also offer stunning views towards the iconic Albert Dock and the River Mersey. This creates a serene and picturesque backdrop for your daily life.

The location is superb, with Liverpool One and excellent transport links just a short distance away, making it easy to explore the vibrant city.

This apartment is offered furnished and is available for immediate occupancy. With a Council Tax Band of C, this property presents an excellent opportunity for those seeking a modern and convenient living space in the heart of Liverpool. Don't miss your chance to make this stunning apartment your new home.



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	
72	72
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	

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