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# Ascend

Built on higher standards



## Tommy Lee's House, Falkland Street, Liverpool

£700 PCM

We've got a cracking one bedroom apartment up for grabs in a super-popular development, ideally located on the edges of Liverpool city centre. Your apartment is just a hop, skip and a jump away from the Royal Liverpool University Hospital, Liverpool University and city centre - so it's the perfect destination for working professionals and students alike.

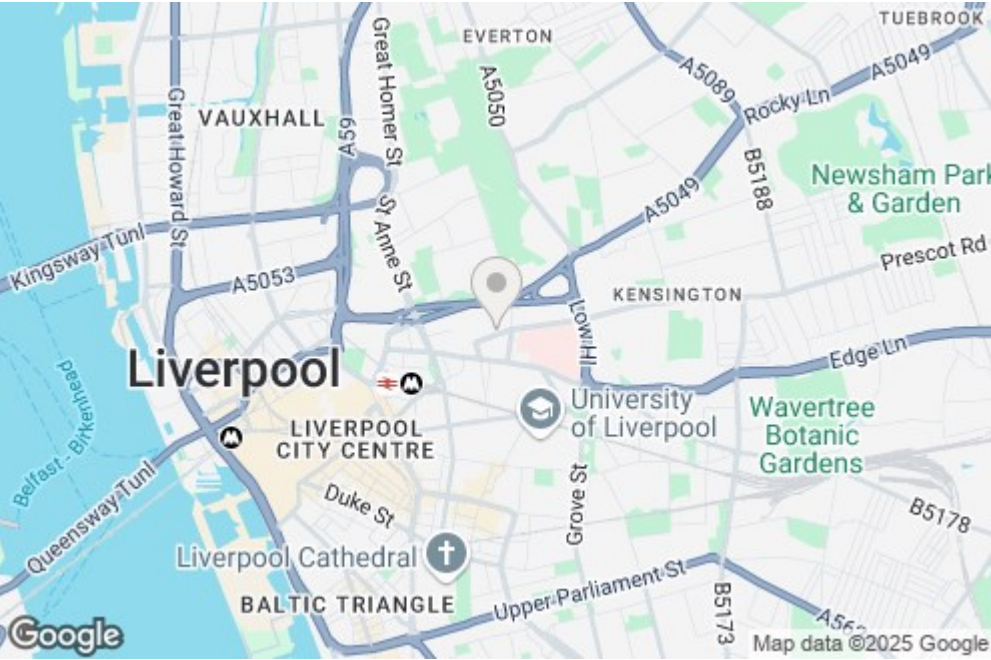
Inside this smartly-presented development, you'll find a fully furnished apartment - so you can drop your bags and move in straight away with no hassle. The open plan lounge/kitchen/dining room sees plenty of light and opens up onto your very own Juliette balcony - so you can experience the breeze and buzz of the city. The kitchen comes complete with glossy black and white cabinets, sleek appliances and an integrated hob. Journey through into the bedrooms and you'll find soft carpets underfoot along with top-notch fixtures and fittings.

Outside you'll find a great range of amenities right on your doorstep, with the likes of Dominos, Lidl, B&M, a chippy and a gym - there's not much more you could need! Liverpool Lime Street train station is also just a short stroll away and you'll have plenty of bus stops and road connections close by - so Liverpool city centre and the surrounding areas are right at your fingertips.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

\*Available 30th June 2025\* 12 month tenancy. Deposit £800. Council Tax Band B.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Not energy efficient - higher running costs			
		76	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	35-45		
B	46-55		
C	56-65		
D	66-75		
E	76-85		
F	86-95		
G	96-100		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	68