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# Ascend

Built on higher standards



## West Africa House, 25 Water Street, Liverpool

£975

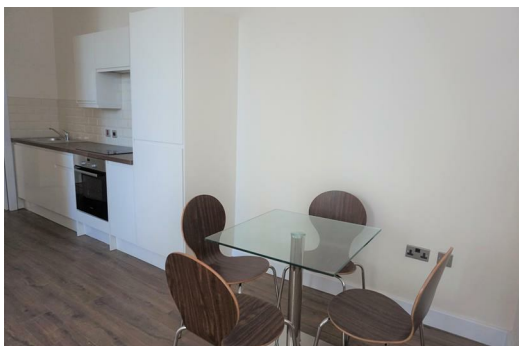
Step inside West Africa House. This iconic and fully renovated 1920s building is perfectly placed within a famous World Heritage site, opposite the renowned Three Graces and Royal Liver building. Offering a bespoke collection of high-spec 1 and 2-bedroom apartments, this development needs to be seen to be fully appreciated.

With a Manhattan-loft style interior creating bags of style and sophistication, this spacious and fully-furnished apartment also comes complete with wooden floors and huge windows giving you some cracking views out across the city. The modern kitchen is a dream - with slick, white cabinets and an integrated hob/oven. You'll also benefit from a stylish, contemporary bathroom.

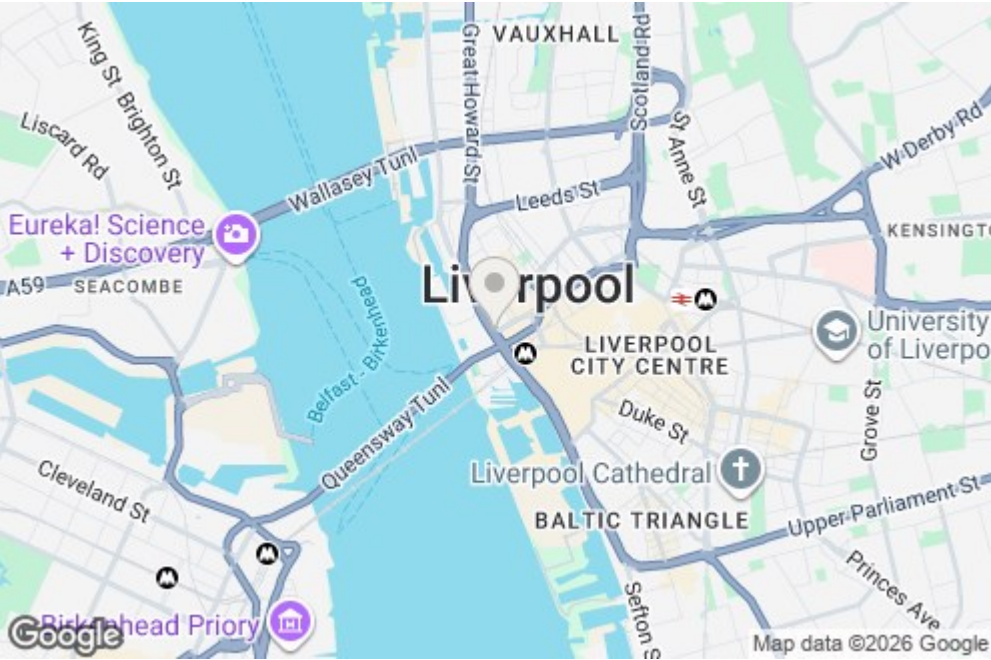
Smack bang in the city centre, you'll not be short of amenities right on your doorstep, with several bars, restaurants and shopping outlets just a stone's throw away. James Street train station is just a 3 minute walk - so commuting around the city and beyond couldn't be easier. Your apartment is also just 150 meters away from the main shopping, residential and leisure district complex, Liverpool ONE.

We guarantee this stunning property won't be on the market for long, so make sure to give our team a call sooner rather than later. And just so you know, the images are for marketing purposes only, so the fixtures and fittings may vary.

Available Now. 12 month tenancy. Council Tax Band B. Deposit: £1,120.



205 West Africa House, 25 Water Street, Liverpool, Merseyside, L2 0RG



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Score	Very environmentally friendly - lower CO <sub>2</sub> emissions	Score
A	82	A	86
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	