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Ascend

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West Africa House, 25 Water Street, Liverpool

£975 PCM

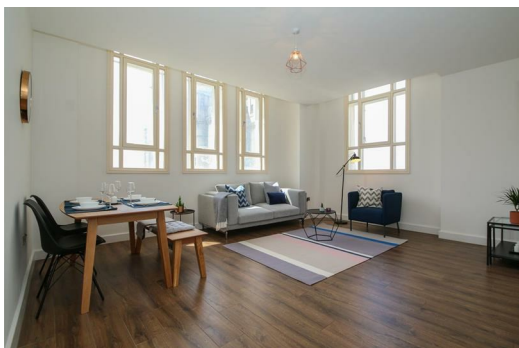
Step inside West Africa House. This iconic and fully renovated 1920s building is perfectly placed within a famous World Heritage site, opposite the renowned Three Graces and Royal Liver building. Offering a bespoke collection of high-spec 1 and 2-bedroom apartments, this development needs to be seen 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 1st June 2023. Furnished. Deposit £1,120. Council Tax Band B. 12 month tenancy.



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



Energy Efficiency Rating		Score	Band
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 85 or above is considered 'Very energy efficient'.		80	B+
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 75 or above is considered 'Energy efficient'.		75	B
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 70 or above is considered 'Decent'.		70	C
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 65 or above is considered 'Below average'.		65	D
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 60 or above is considered 'Poor'.		60	E
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 55 or above is considered 'Very poor'.		55	F
The energy efficiency of the dwelling is measured on a scale from 1 to 100. A score of 50 or above is considered 'Extremely poor'.		50	G

Environmental Impact (CO ₂) Rating		Score	Band
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 75 or above is considered 'Very environmentally friendly'.		75	B+
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 70 or above is considered 'Environmentally friendly'.		70	B
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 65 or above is considered 'Decent'.		65	C
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 60 or above is considered 'Below average'.		60	D
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 55 or above is considered 'Poor'.		55	E
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 50 or above is considered 'Very poor'.		50	F
The environmental impact of the dwelling is measured on a scale from 1 to 100. A score of 45 or above is considered 'Extremely poor'.		45	G