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# Ascend

Built on higher standards



## Hamilton House, Pall Mall, Liverpool

£800 PCM

This two bedroom apartment is smack bang in the heart of Liverpool's bustling city centre, perfectly placed for university students and those living/working in and around Liverpool.

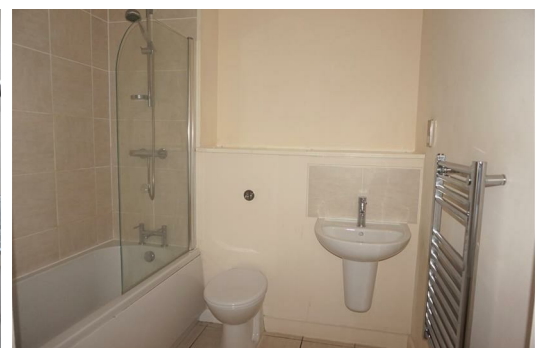
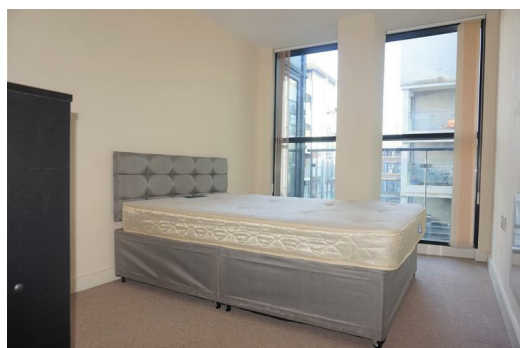
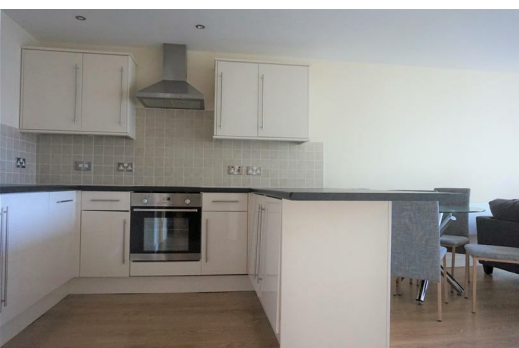
This spacious apartment has been finished to an incredibly high standard throughout - take a step inside and you'll discover tonnes of space in the open-plan kitchen/lounge, with huge windows providing plenty of light - including some cracking views out over the city. To top it off, the kitchen is super-stylish and features an integrated hob and slick, contemporary design.

If that wasn't perfect enough, the location is equally as ideal. Just outside your front door you'll find a selection of cafes and bars on your doorstep. Venture 5 minutes further and you'll reach the city centre, where there's an endless variety of eateries, bars, shopping spots and entertainment destinations to discover. You really are right in the centre of it all - it doesn't get much better than this.

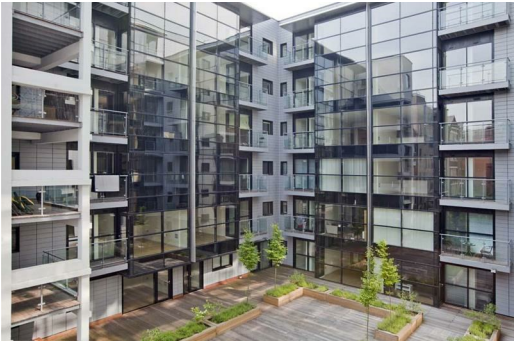
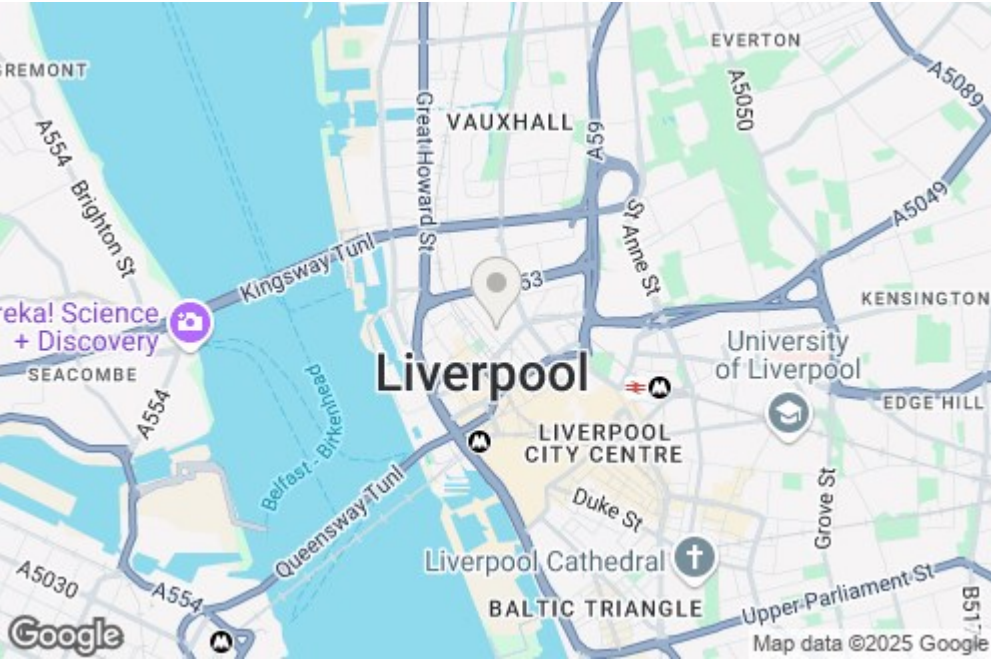
Thinking of travelling further afield? There's a handy bus stop just around the corner and the Moorfields train station is a stone's throw away. The whole of Liverpool is practically at your fingertips.

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, so the internal fixtures, fittings and furnishings may vary.

Available- Now!  
Council Tax Band C  
Deposit £920  
12 month tenancy



81 Hamilton House 26 Pall Mall, Liverpool, Merseyside, L3 6AE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
<b>A</b> (92-100)	<b>75</b>	<b>85</b>	<b>A</b> (20-23)	<b>69</b>	<b>69</b>
<b>B</b> (81-91)			<b>B</b> (24-27)		
<b>C</b> (69-80)			<b>C</b> (28-31)		
<b>D</b> (55-68)			<b>D</b> (32-35)		
<b>E</b> (39-54)			<b>E</b> (36-39)		
<b>F</b> (29-38)	<b>G</b>		<b>F</b> (40-43)		
<b>G</b> (1-28)			<b>G</b> (44-47)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		