



Apt 252, The Reach Leeds Street, Liverpool, L3 2DE  
£995 Per Month

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## About the Property

Available Now! City Living at its Best!

This two-bedroom ground-floor apartment is situated in the highly sought-after The Reach development on Leeds Street.

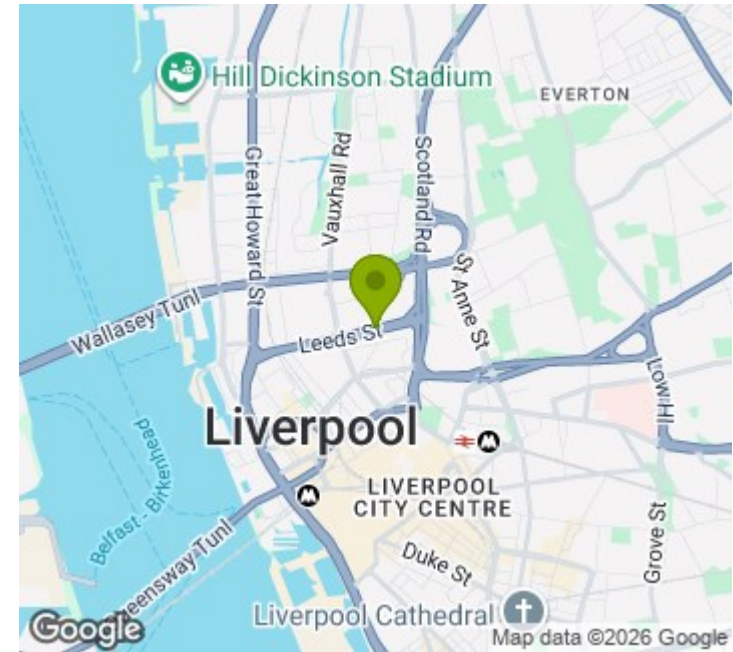
Enjoy effortless access to Liverpool city centre and the docklands, plus excellent transport connections.

Inside, you'll find an entrance hall leading to open-plan living space with a generous lounge and modern kitchen, two spacious bedrooms, and a separate family bathroom.

Please Note: Ongoing cladding remedial works at The Reach mean balcony and window access is currently restricted for health and safety reasons due to scaffolding on the elevations.

Don't miss out, high demand is anticipated, so book your viewing today!

- Move In Ready!!
- Fully Furnished
- Ground Floor Apartment
- Must Be Viewed!!
- Fantastic Location
- Two double Bedrooms
- EPC Rating - C
- Council Tax Band - C
- Deposit Payable £1148
- Head lease restriction: no pets



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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