

## Beetham Plaza, 25 The Strand, Liverpool, L2 0XJ

### £1,200 PCM

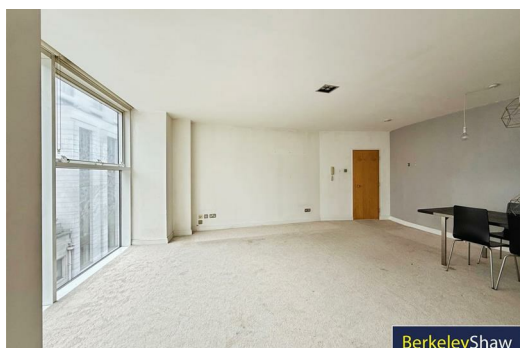
This part-furnished two-bedroom flat is available \*\*to let\*\* in Beetham Plaza, in the heart of Liverpool city centre. Situated in an urban, sought-after location close to the waterfront and commercial district, it provides convenient access to local amenities, restaurants, cafés and retail facilities.

The property offers an open-plan layout incorporating the kitchen and reception space. The kitchen features a kitchen island, built-in pantries and good natural light, making it suitable for day-to-day cooking and dining. The reception area benefits from large windows and a city view.

There are two double bedrooms, both with built-in wardrobes. The master bedroom includes an en-suite bathroom. The main bathroom is fitted with a free-standing bath, rain shower, built-in storage and a heated towel rail, while the second bathroom provides a rain shower and heated towel rail.

Further features include secure parking and a 24/7 concierge, offering controlled access and on-site assistance. The flat has an EPC rating of C and falls within Council Tax Band F.

The location provides strong public transport links. Moorfields and James Street stations are both within walking distance, offering Merseyrail services across the city region, with journeys to Liverpool Lime Street typically in under 10 minutes and connections beyond to Manchester and other major destinations. The Pier Head and waterfront promenades are close by, along with nearby parks and open spaces, making this flat a practical



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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