

## Apt 36 Portside House Duke Street, Liverpool, L1 5AP

### £1,000 PCM

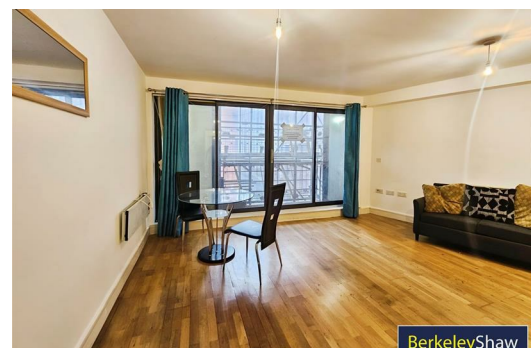
Berkeley Shaw are delighted to offer to rent this two-bedroom flat located right in the heart of the City Centre. AVAILABLE NOW. The property is neutrally decorated, providing a serene atmosphere for its residents, perfectly matched with the bustling city vibe just beyond your doorway.

Integrated with an open-plan design, the kitchen and living area strikes a harmonious balance of comfort and functionality. It incorporates ample space for dining, making meal preparations a delight and family dinners a joy. Furnished with modern appliances and conveniences, it caters to all of your culinary needs.

The flat boasts two beautifully presented double bedrooms, both spacious and well-appointed. They serve as a peaceful retreat from the city buzz – an ideal space to rejuvenate at the end of a busy day.

The apartment is completed with a fully fitted bathroom including a heated towel rail. This feature provides a touch of luxury and warmth amidst colder months.

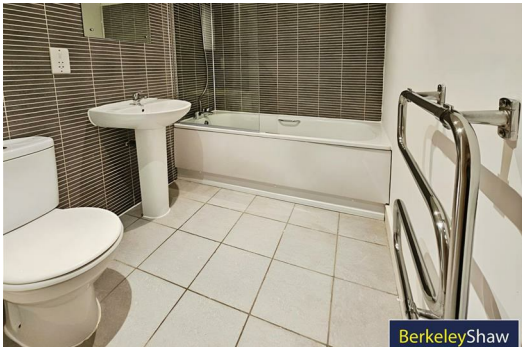
This flat is ideally suited for those seeking to relish in city life whilst enjoying the coziness of a well-maintained, neutrally decorated home. With its prime location and pleasing interiors, this property certainly stands out from the rest. Discover the benefits of city living wrapped in the comfort of this apartment.





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		
	69	82
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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