



34 Argyle Court 24 Argyle Street, Liverpool, L1 5DL

£1,250

Nestled in the vibrant Argyle Street of Liverpool, this charming two-bedroom, two-bathroom apartment is a gem waiting to be discovered. Boasting a modern design, this purpose-built property offers a comfortable living space spread across 721 sq ft on the fourth floor, providing a peaceful retreat above the bustling city below.

As you step into this new build apartment, you are greeted by an inviting entrance hall that leads you to a spacious living room with a dining area, perfect for entertaining guests or simply relaxing after a long day. The living room also opens up to a small balcony, offering a lovely spot to enjoy your morning coffee or unwind in the evening.

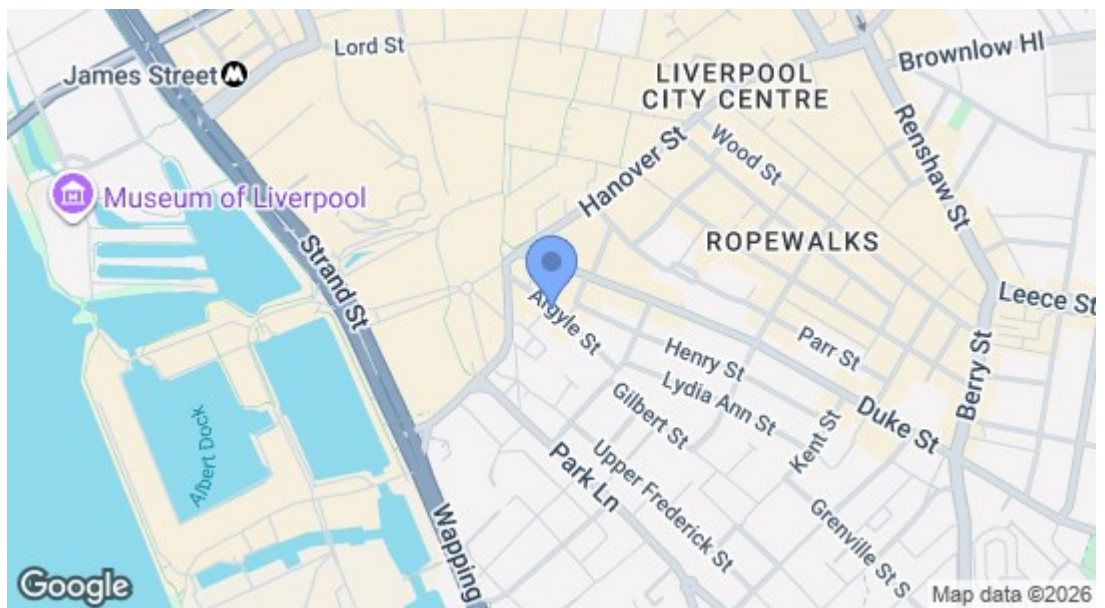
The well-equipped kitchen is ideal for whipping up delicious meals, while the two double bedrooms provide ample space for rest and relaxation. The master bedroom features an en-suite shower room, adding a touch of luxury to your everyday routine. Additionally, there is a separate bathroom for added convenience.

This property is not only aesthetically pleasing but also practical, with a telephone entry system, double glazing, and electric heating to ensure your comfort throughout the year.

Situated in the sought-after Rope Walks District, this apartment is just a stone's throw away from the popular Liverpool One, offering a plethora of shopping, dining, and entertainment options right at your doorstep. Council Tax Band C - Rent £1250 pcm excluding Bills - Deposit of £1442 -Available 4th November- Parking available extra option at £100 pcm

- Two Double Bedrooms
- Allocated Parking available at £100 pcm extra
- Furnished
- Available Early November
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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