



Apt 5 Orleans House, Liverpool, L3 9AH  
£850 PCM

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## About the Property

Available for rent is this stunning two bedroom apartment situated within a sought-after development, benefiting from a secure portered entrance and easy access to amenities close to the waterfront. Located in one of Liverpool's most prestigious postcodes L3, Orleans House is the perfect mix of urban living and timeless sophistication, a six-storey luxury development with a Grade II façade and period features throughout.

The elegant lobby with ornate staircase is serviced by a concierge undertaking tasks such as receiving deliveries, trades people, and greeting visitor. All apartments are fitted with video entry system and hard wired smoke detectors making it a safe and secure place to live. Set on the upper ground floor is this stylish two bedroom apartment, with high ceilings, full size high spec fitted kitchen with dishwasher, washing machine and fridge freezer.

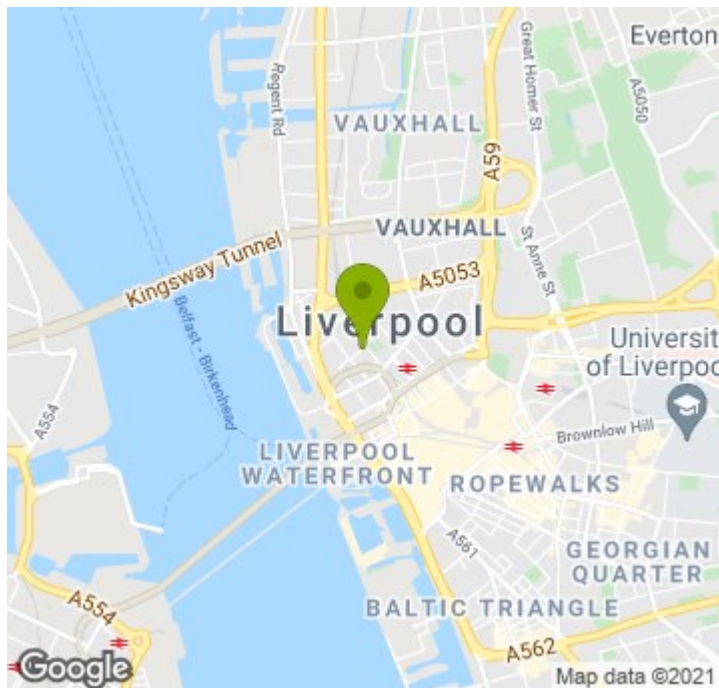
Sky and digital TV points are well placed within the open plan living area. A modern bathroom with bath including an overhead shower and bathroom vanity unit. Further benefits are the fitted wardrobes and ample storage space.

Within walking distance to both Moorfield and James Street station. There is also a secure bike store onsite for cyclists. The building is located next to a communal green giving convenient access to outside space.

The apartment is BRAND NEW and available fully furnished.

### Key Features:

- Modern bright and spacious throughout
- Secure and portered entrance
- Beautiful two bedroom apartment
- High spec interior
- Bike Store
- Dish Washer



## 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	



City Residential

81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG

T: 0151 231 6100 F: 0151 231 6105

E: sales@cityresidential.co.uk

