



C308 One park West Kenyons Steps, Liverpool , Merseyside L1 3BH
£145,000

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Bluerow Homes are delighted to welcome to the market a fabulous one bedroom apartment in this landmark development located adjacent to the Liverpool One Shopping Centre.

The apartment has stylish and contemporary living space including a private entrance hall, situated on the third floor, spacious living/dining area, fitted kitchen, double bedroom and modern bathroom.

The development has 24 hour concierge, lifts to all floors, double glazing and gas central heating.

ATTENTION INVESTORS
 Tenanted achieving £950pcm fixed until end of August 2024.

We are advised on the figures below, yet to be confirmed;
 Lease start date: January 2009 (length 125 years)
 Ground rent: 175 GBP per annum
 Service charges: £3476 GBP per annum

LOCATION:
 Located in the heart of Liverpool One, One Park West is arguably the most desirable location in the City Centre with immediate access to the Shops, Bars and Restaurants. The development is also situated opposite the world famous Albert Dock where you will find cultural attractions such as the Tate Liverpool, the Beatles Museum and Maritime Museum. James Street station is within walking distance and provides access to the Liverpool Circle, Northern and Wirral Rail links.

Communal Entrance
 The development benefits from a 24 hour concierge service, well maintained communal areas and gardens. Post collection room and lifts and stairs leading to all floors

Apartment Entrance Hall
 Third floor level, carpet flooring, down lights, radiator, storage cupboard plumbing for washing machine.

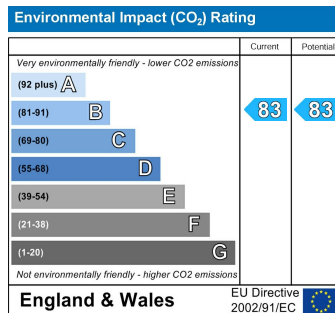
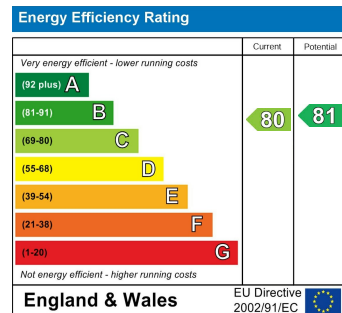
Living / Dining Area
 Carpet flooring, wall radiator, large double glazed windows.

open plan to fitted kitchen

Kitchen Area
 Stylish grey and off white high gloss wall and floor cupboards, drawers and work surfaces, stainless steel 1.5 bowl sink with mixer tap, integrated dishwasher, oven, hob and extractor, fridge, tiled floor

Double Bedroom
 Radiator, carpet flooring, large double glazed window. Door to storage cupboard

Bathroom
 White suite with Hansgrohe fittings, three piece suite comprising; panelled bath with shower over and glazed screen, wash hand basin, low level w.c., shaver point, wall mirror, heated chrome towel rail, tiled walls and floor



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