



Apartment 904, 3 Kenyons Steps, Liverpool, L1 3BH

£1,350

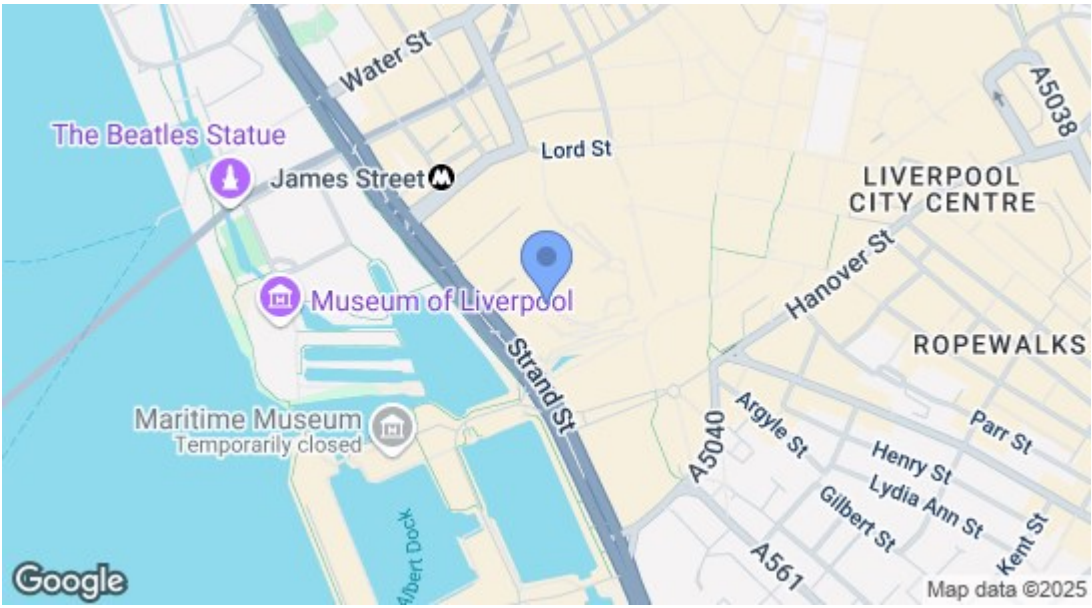
Nestled in the vibrant heart of Liverpool, this exquisite two-bedroom flat at Kenyons Steps offers a modern living experience in a prime location. Situated on the ninth floor of a contemporary development, this property boasts stunning views over Chavasse Park, making it a delightful retreat in the bustling city.

Spanning an impressive 753 square feet, the apartment features a spacious open-plan living, dining, and kitchen area, perfect for both relaxation and entertaining. The design is both stylish and functional, ensuring that every corner of the space is utilised to its fullest potential. The two generously sized double bedrooms provide ample space for rest, with the master bedroom benefiting from an en-suite shower room, while a well-appointed bathroom serves the rest of the flat.

Built in 2013, this purpose-built property comes fully furnished, allowing for a seamless move-in experience. Additional highlights include secure allocated parking for one vehicle, double glazing for enhanced energy efficiency, and the convenience of a 24-hour concierge service, ensuring peace of mind and assistance whenever needed.

Located adjacent to the Liverpool One Shopping Centre, residents will enjoy easy access to a plethora of shops, restaurants, and entertainment options. This property is available for occupancy from mid-June 2025, making it an ideal choice for those looking to secure a modern home in a sought-after area. With a deposit of £1555 and a council tax band of C, this flat presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this stunning apartment your new home.

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 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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