



# 302, Block C, One Park West

Kenyon Steps | | Liverpool | L1 3BH

£115,000



# 302, Block C, One

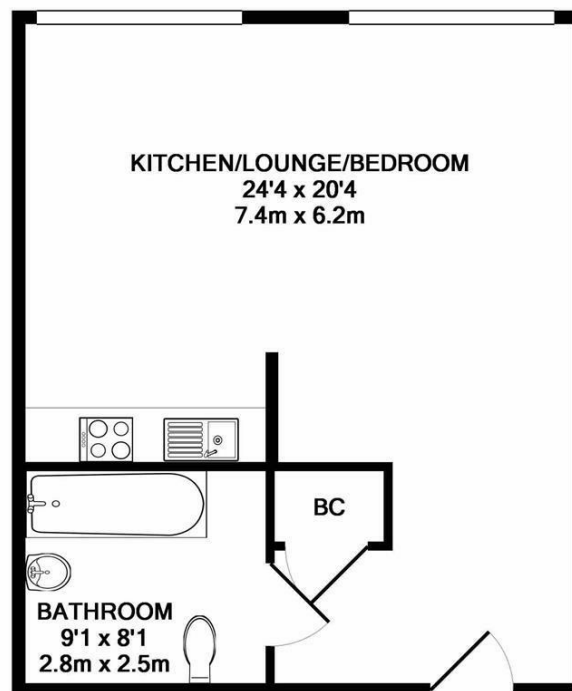
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\*\*\* CASH BUYERS ONLY \*\*\* STUDIO APARTMENT WITH PARKING. An excellent, 3rd floor studio apartment in the fashionable and highly sought after One Park West development. The property comprises spacious open plan living, dining & bedroom through to fully fitted kitchen and stylish bathroom. Further benefits include concierge service and allocated parking.

- STUDIO APARTMENT
- SPACIOUS LIVING, DINING & BEDROOM AREA
- 24 HOUR CONCIERGE
- FULLY FITTED KITCHEN
- LET UNTIL 6/6/25 AT £750 PCM, ACHIEVING A YIELD OF 7.8%
- 3RD FLOOR
- PARKING
- INTERCOM
- STYLISH BATHROOM
- EXCELLENT LOCATION NEXT TO LIVERPOOL ONE



TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 85                      | 85        |
| (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 |           |

68 Quay Street  
Manchester  
M3 3EJ

0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk