



31 Strand Street | | Liverpool | L1 8LP

Asking Price £169,950

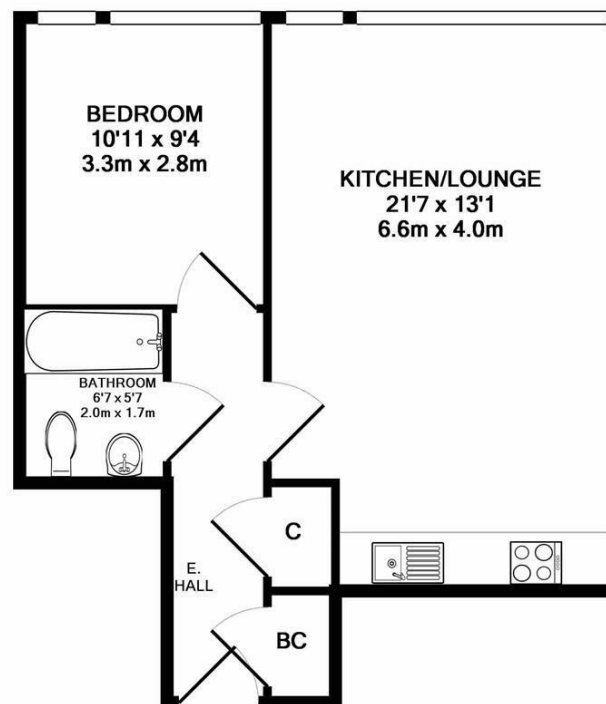
The
**GOOD
ESTATE**
AGENCY

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1 BED APARTMENT WITH PARKING. Nestled in the vibrant heart of Liverpool, this exquisite one-bedroom apartment at One Park West offers a perfect blend of modern living and urban convenience. Situated on the eighth floor, this 495 sq ft residence boasts an open-plan living area that is both spacious and inviting, ideal for entertaining or simply enjoying a quiet evening at home.

The apartment features a well-appointed double bedroom and a contemporary bathroom, ensuring comfort and style throughout. Residents will appreciate the added luxury of a 24-hour concierge service, providing peace of mind and assistance whenever needed. The communal rooftop gardens offer a delightful escape, where one can unwind while taking in stunning views of the city and waterfront.

- ONE BEDROOM APARTMENT
- 8TH FLOOR
- OPEN PLAN LIVING & DINING ROOM
- 495 SQ FT
- FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- 24 HOUR CONCIERGE
- ALLOCATED PARKING
- COMMUNAL ROOF GARDENS
- LOCATED NEXT TO LIVERPOOL ONE SHOPPING CENTRE



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.4 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	

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