



## One Park West Kenyons Steps, Liverpool, L1 3DF

**Asking price £125,000**

\*\*\*Investors only\*\*\*

CityRise is delighted to present a perfect investment opportunity currently receiving £700 in rent PCM providing an attractive 6.7% yield. One Park West is one of Liverpool's most desirable addresses. Located in Liverpool ONE, in the heart of the city centre and clearly signposted along all major routes into the city.

About CityRise

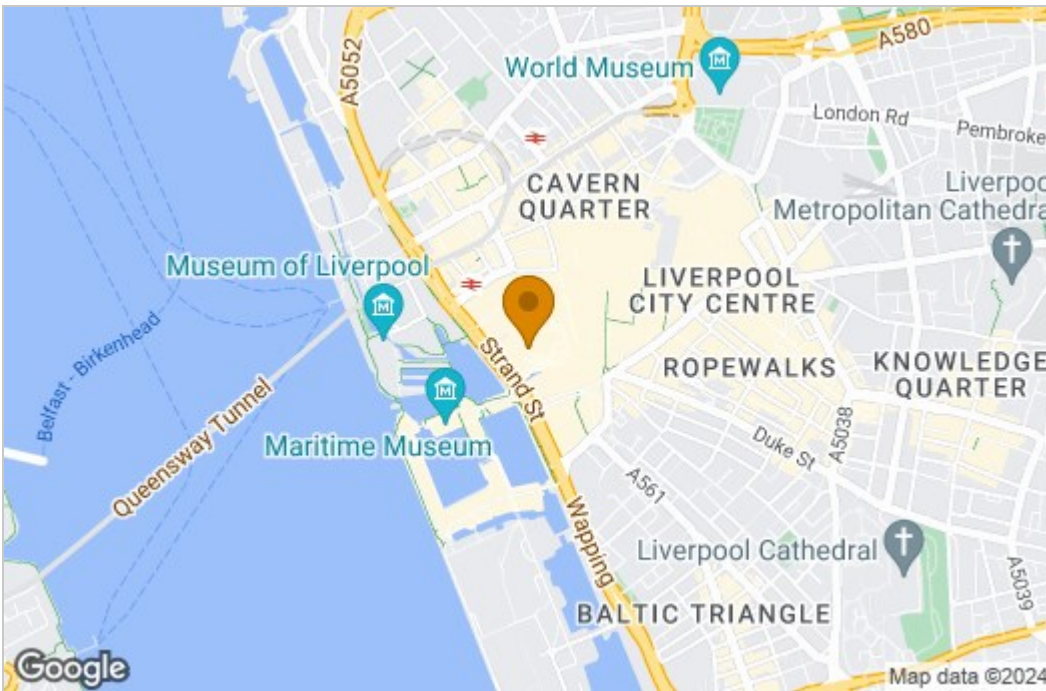
CityRise has continued with the same ethos it was founded upon; tailor-making the best property investment solutions across the UK to suit our client's investment goals. As a company, we adopt an authentic and personal approach whilst guiding you to the right investment. Regardless of whether you are adding to an existing portfolio, or are a first-time investor, our team of experts will be with you from start to finish. You will receive independent, professional advice whilst we search the market for the property that best suits your strategy and goals.

CityRise continuously keeps one eye on the latest market developments and the second on the best property opportunities available across the UK. You can therefore rest with the knowledge that when working with CityRise you will be in capable hands.



# Floor Plan

# Area Map



# Energy Efficiency Graph

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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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