



## 611 OPW 3 Kenyons Steps

, Liverpool, L1 3BH

Offers in excess of £85,000

This bright and modern studio apartment is situated in the highly sought after One Park West development, offering an unbeatable location in the heart of Liverpool. With convenient access to the City's top attractions, shopping, dining, and transport links.

The apartment features an open plan living and bedroom space, a designated kitchen area and a contemporary bathroom. The sleek design and layout maximize comfort and functionality.

Currently tenanted achieving £650pcm this would be a great addition to a buy to let portfolio. Don't miss the chance to own a piece of this iconic development.

125 Year lease

Service charge - £2,184 per annum

Ground rent - £175 per annum

**\*\*Optional Second Studio Available\*\***

The owner is also offering the option to purchase an identical studio within the same development. Ideal for investors seeking a matched unit or additional rental income.

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.





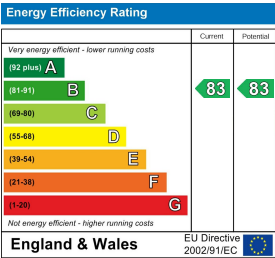
Floor Plan



Area Map



Energy Efficiency Graph



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