



# Apartment 508, Block A, One Park West

Strand Street | Liverpool | L1 8LN

**£224,950**

The  
GOOD  
ESTATE  
AGENCY

# Apartment 508,

Strand Street |

Liverpool | L1 8LN

£224,950

\*\*\* EWS1 IN PLACE \*\*\* SPACIOUS 2 BEDROOM APARTMENT WITH PARKING.

An excellent, 5th floor two bedroom apartment in the fashionable and highly sought after One Park West development. Located in Liverpool ONE, in the heart of the city centre and clearly signposted along all major routes into the city.

This 5th floor property comprises an entrance hall with a hall cupboard, a master bedroom with en-suite shower room, a second double bedroom, a stylish house bathroom with shower over bath, and a spacious open plan living and dining room area filtering through to fully fitted kitchen. The apartment is sold with an allocated parking space.

A landmark residential building and the jewel in the crown of Liverpool ONE, One Park West is a stunning addition to Liverpool's skyline and stands tall at 17-storeys. Its 326 apartments offer stunning views over Chavasse Park, Liverpool's two glorious cathedrals and its world famous waterfront.

Designed by world renowned architect Cesar Pelli, famous for the Petronas Towers in Kuala Lumpur and Canary Wharf Tower in London's Docklands, One Park West is one of Liverpool's most desired addresses.

Located in Liverpool ONE, in the heart of the city centre and clearly signposted along all major routes into the city.

The furniture currently in the apartment may differ to that reflecting in the images.

Tenant in situ on a fixed term contract until 20 August 2026, at £1,150 per month.

EPC: B. Certificate valid until 6 March 2029.

Annual service charge: £3,104.

Service charge review period: TBC.

Annual ground rent: £425.

Ground rent review period: TBC.

Leasehold remaining: 112 Years

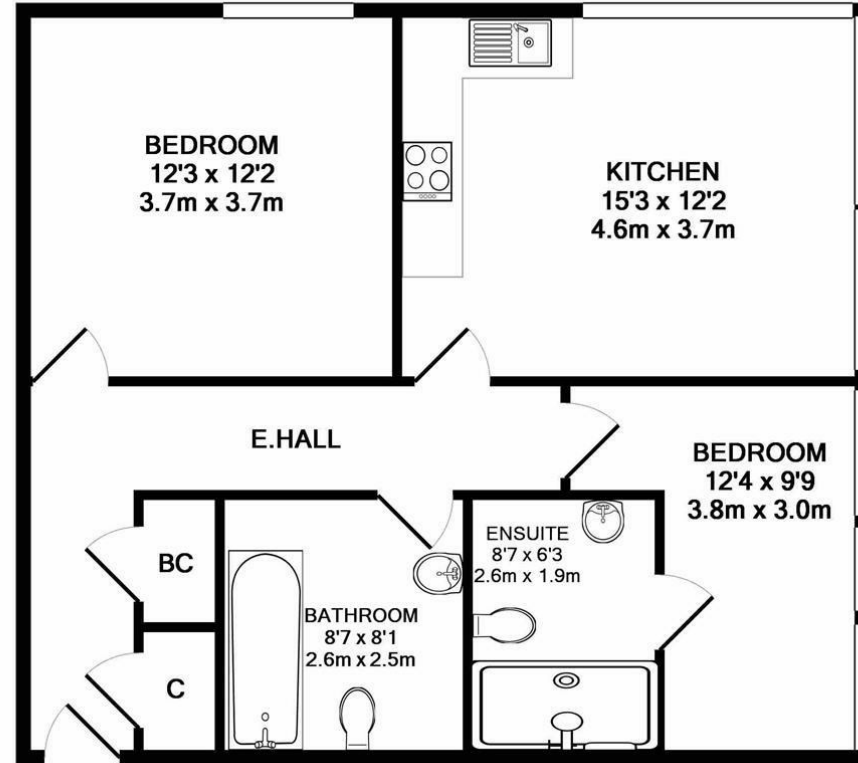
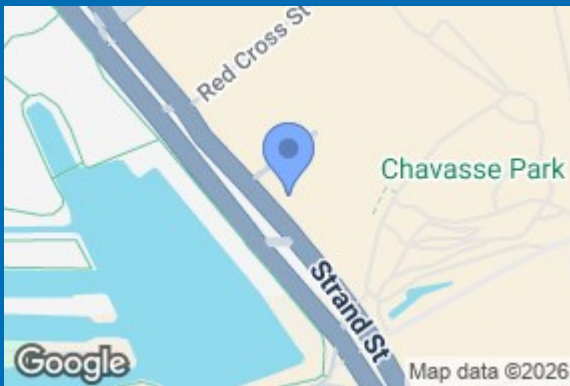
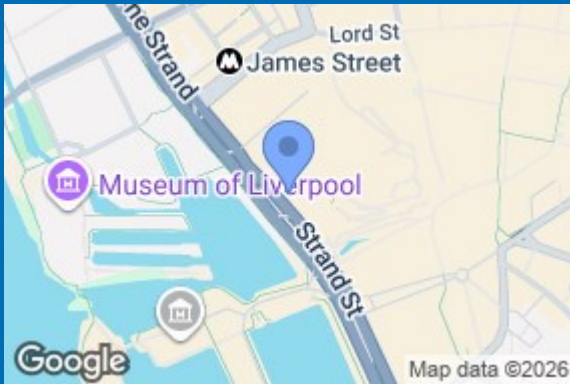
Local Authority: Liverpool.

Council Tax Band: C.

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING
- FITTED KITCHEN
- ALLOCATED PARKING
- 24 HOUR CONCIERGE & INTERCOM
- 5TH FLOOR
- ELEVATOR ACCESS
- OPPOSITE ALBERT DOCKS
- L1 LOCATION







TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 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			
(12 plus) <b>A</b>			
(91-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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