



3 Kenyons Steps | Liverpool | L1 3BH

**£795 PCM**



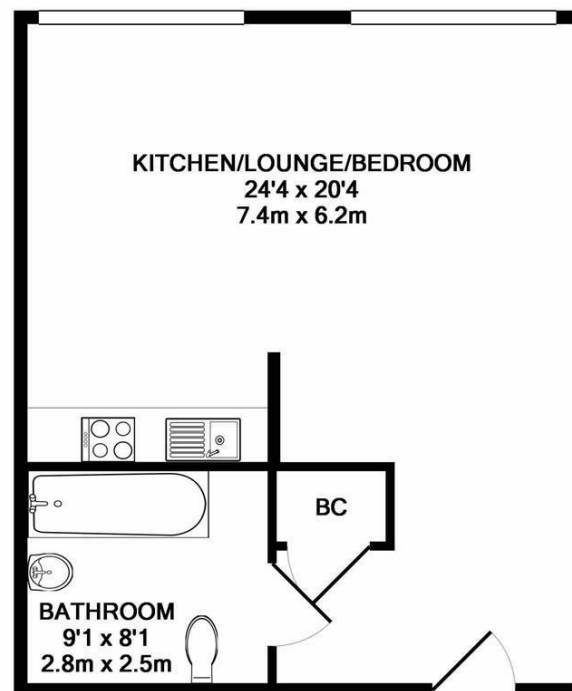
## 3 Kenyons Steps | Liverpool | L1 3BH £795 PCM

**STUDIO, FURNISHED WITH PARKING.** Nestled in the heart of Liverpool, this exquisite studio apartment is located on the third floor of the prestigious One Park West development. Spanning an impressive 495 square feet, this furnished studio offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious open-plan living and dining area, ideal for both relaxation and entertaining. The apartment features a well-appointed bathroom and is designed to maximise space and light, creating a warm and inviting atmosphere.

One Park West is not just a residence; it is a landmark in Liverpool's skyline, standing proudly at 17 storeys tall. This remarkable building is part of the vibrant Liverpool ONE area, renowned for its shopping, dining, and cultural attractions. Residents can enjoy

- STUDIO APARTMENT
- FURNISHED
- 24 HOUR CONCIERGE
- SPACIOUS LIVING, DINING & BEDROOM AREA
- STYLISH BATHROOM
- 3RD FLOOR
- PARKING
- INTERCOM
- FULLY FITTED KITCHEN
- 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