



302, Block C, One Park West

Kenyon Steps | Liverpool | L1 3BH

£115,000

The
GOOD
ESTATE
AGENCY

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*** CASH BUYERS ONLY *** STUDIO APARTMENT WITH PARKING. An excellent, 3rd floor studio apartment in the fashionable and highly sought after One Park West development. The property comprises spacious open plan living, dining & bedroom through to fully fitted kitchen and stylish bathroom. Further benefits include concierge service and allocated parking.



- STUDIO APARTMENT
- SPACIOUS LIVING, DINING & BEDROOM AREA
- 24 HOUR CONCIERGE
- FULLY FITTED KITCHEN
- LET UNTIL 6/6/25 AT £750 PCM, ACHIEVING A YIELD OF 7.8%
- 3RD FLOOR
- PARKING
- INTERCOM
- STYLISH BATHROOM
- EXCELLENT LOCATION NEXT TO LIVERPOOL ONE





*** CASH BUYERS ONLY *** STUDIO APARTMENT WITH PARKING.
An excellent, 3rd floor studio apartment in the fashionable and highly sought after One Park West development. The property comprises spacious open plan living, dining & bedroom through to fully fitted kitchen and stylish bathroom. Further benefits include concierge service and allocated parking. 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 fantastic 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.

Tenant in situ on a fixed term contract until 6th February 2026 at £750 per month. Yield: 7.8%. A break clause in place allowing the tenancy to be terminated on the 6th of August 2025.

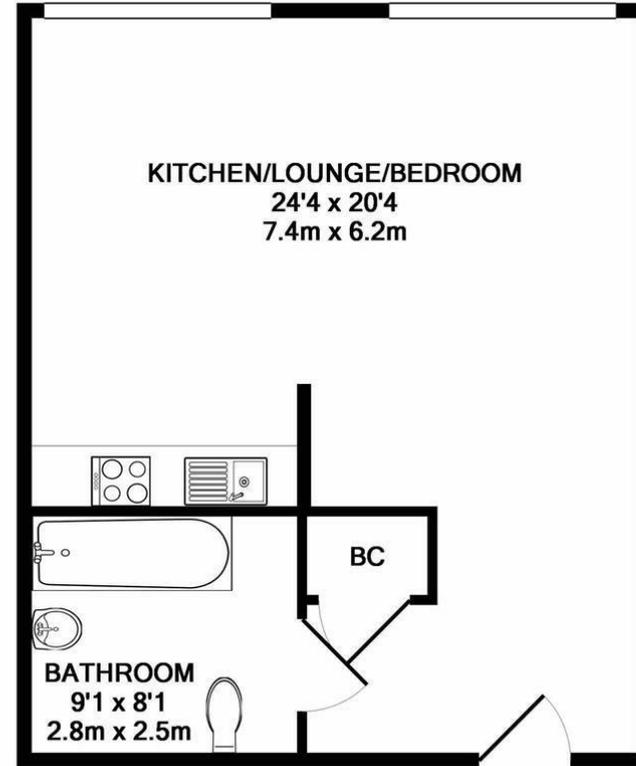
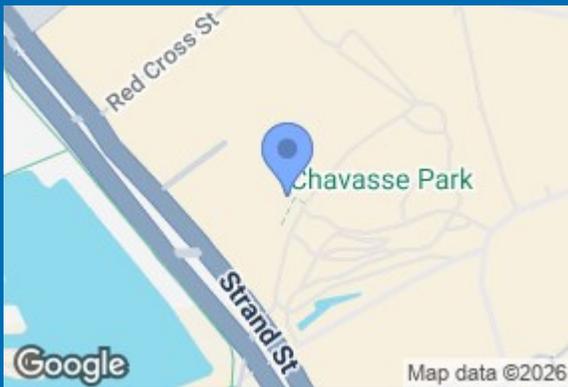
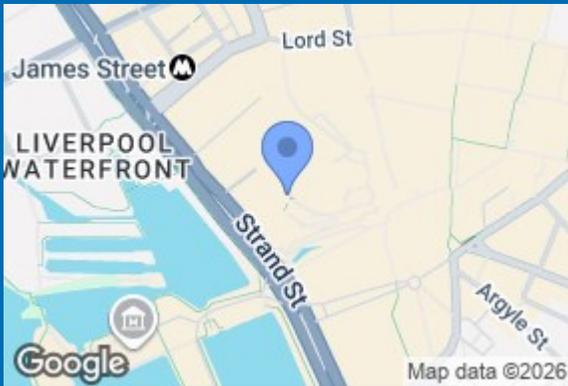
The One Park West residential block does not yet have its EWS1 certification. As a result, this property is being advertised to Cash Buyers only.

EPC: B. Certificate valid until 6 March 2029.
Annual service charge: £1,709.
Service charge review period: TBC.
Annual ground rent: £425.
Ground rent review period: TBC.
Leasehold remaining: 112 Years
Local Authority: Liverpool.
Council Tax Band: A.

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





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			
(12 plus) A		85	85
(91-91) B			
(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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