



302, Block C, One Park West

Kenyon Steps | Liverpool | L1 3BH

£115,000



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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
- EXCELLENT LOCATION NEXT TO LIVERPOOL ONE
- 3RD FLOOR
- PARKING
- INTERCOM
- STYLISH BATHROOM





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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 reviewal period: TBC.

Annual ground rent: £425.

Ground rent reviewal period: TBC.

Leasehold remaining: 112 Years

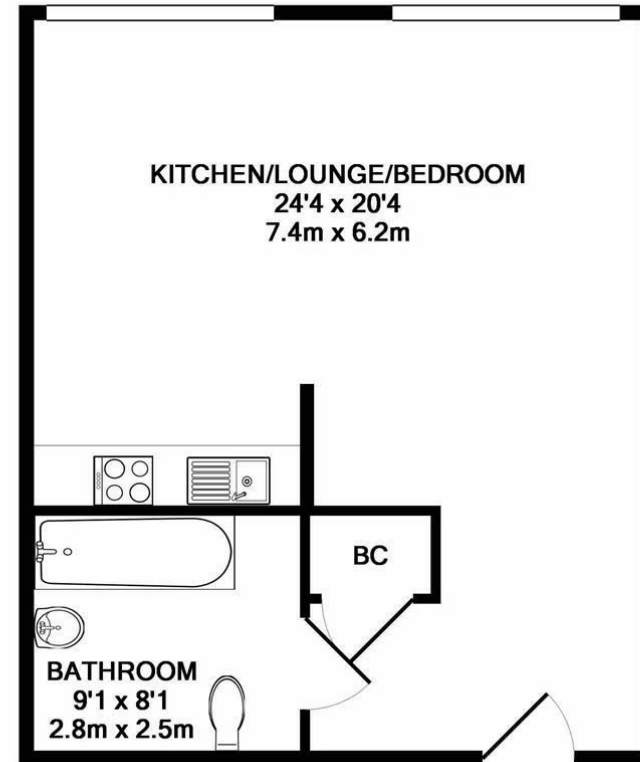
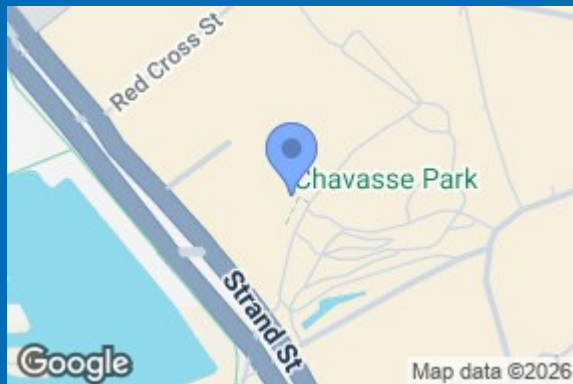
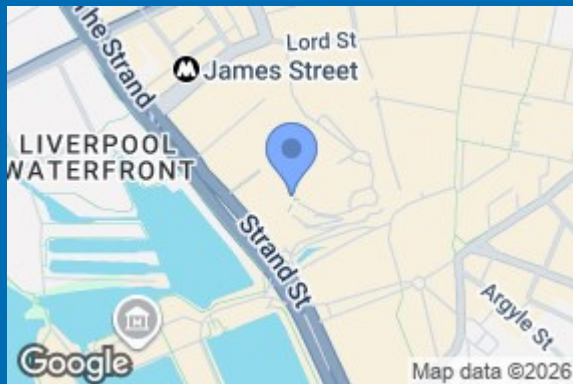
Local Authority: Liverpool.

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			
(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	

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