



# Apartment 608, Block A, One Park West

Strand Street | Liverpool | L1 8LN

**£224,950**

The  
GOOD  
ESTATE  
AGENCY

# Apartment 608,

Strand Street |

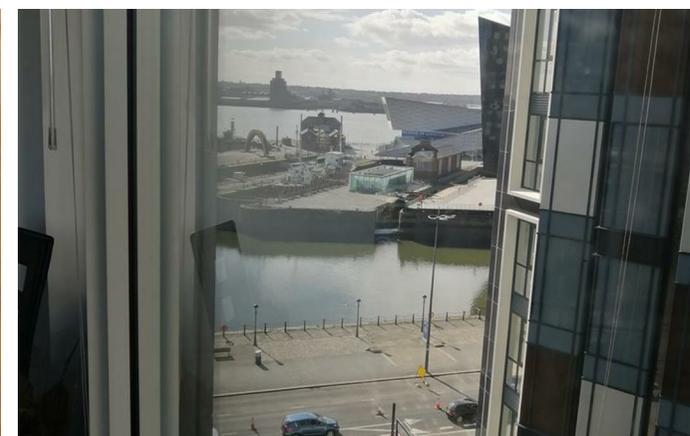
Liverpool | L1 8LN

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\*\*\* EWS1 IN PLACE\*\*\* SPACIOUS TWO BEDROOM APARTMENT WITH PARKING. An excellent, 6th 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.



- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING
- 6TH FLOOR
- OPPOSITE ALBERT DOCKS
- BATHROOM & EN SUITE
- FITTED KITCHEN
- 24 HOUR CONCIERGE & INTERCOM
- ELEVATOR ACCESS
- L1 LOCATION





This apartment 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 filtering through to fully fitted kitchen. The property 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.

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.

Currently tenanted until July 2026, at £1,150 per month, providing a rental yield of 6.13%.

EPC: C. Certificate valid until 25 February 2030.

Annual service charge: £4,099.

Service charge reviewal period: TBC.

Annual ground rent: £425.

Ground rent reviewal period: TBC.

Leasehold remaining: 112 Years

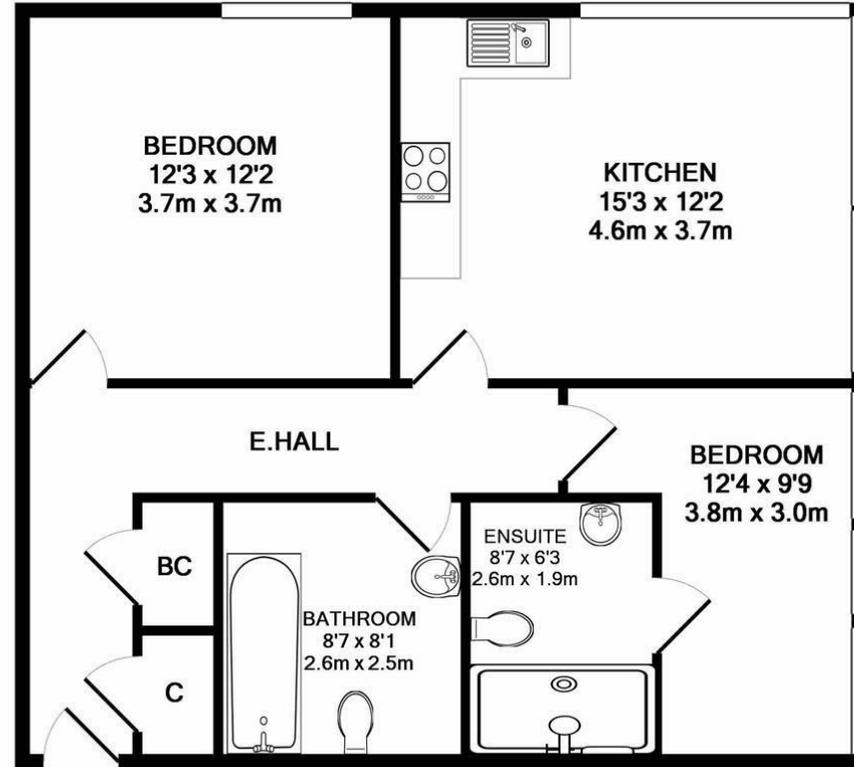
Local Authority: Liverpool.

Council Tax Band: C.

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 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>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 79                      | 79        |
| (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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