



## One Park West Kenyons Steps, Liverpool, L1 3BH £800

Bluerow Homes is delighted to present this charming sixth floor studio apartment located in the prestigious One Park West, nestled in the vibrant heart of Liverpool One. This well-appointed property offers an ideal urban living experience, perfectly positioned to enjoy the best that the city has to offer, including a plethora of shops, delightful restaurants, and the picturesque waterfront.

The studio apartment features an open plan layout that seamlessly combines the lounge, sleeping area, dining space, and kitchen, creating a versatile living environment that maximises both space and functionality. The modern fitted bathroom adds a touch of contemporary elegance, ensuring comfort and convenience for its residents.

This property is perfect for individuals seeking a stylish and convenient city lifestyle, whether as a first home or an investment opportunity. With its prime location and well-designed interior, this studio apartment is a rare find in the bustling city of Liverpool. Don't miss the chance to make this delightful space your own.

Available 10th May. Minimum 6 Months - Furnished- Council Tax Band A. £800 PCM excluding bills

### **Communal Entrance**

The development benefits from a 24 hour concierge service, well maintained communal areas and gardens. Post collection room and lifts and stairs leading to all floors

### **Lounge/ Bedroom area**

Carpeted floor throughout, 4 wall radiators, intercom handset.

### **Kitchen area**

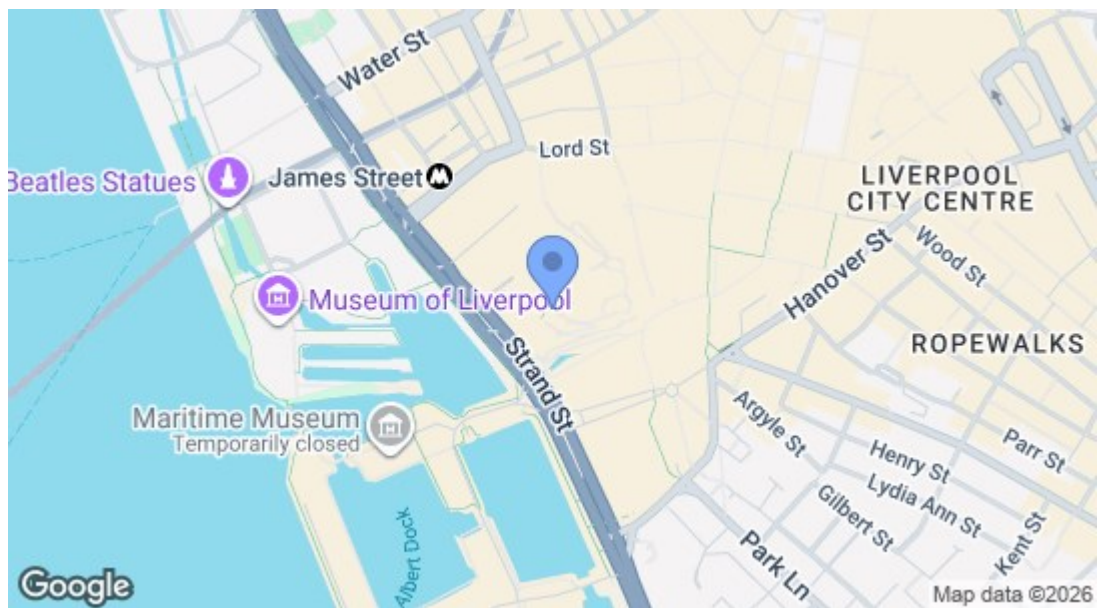
Modern fitted kitchen open to lounge and bedroom area. High gloss units, stainless steel sink, electric Hob, cooker, extractor hood, fridge.

### **Bathroom**

White fitted suite comprising of bath with shower over, wash hand basin, wc, chrome heated towel rail. Tiled walls and floor.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 82                      | 82        |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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