



809 Kenyons Steps, Liverpool, L1 3BH £85,000

This bright and modern studio apartment is situated in the highly sought after One Park West development, offering an unbeatable location in the heart of Liverpool. With convenient access to the City's top attractions, shopping, dining, and transport links.

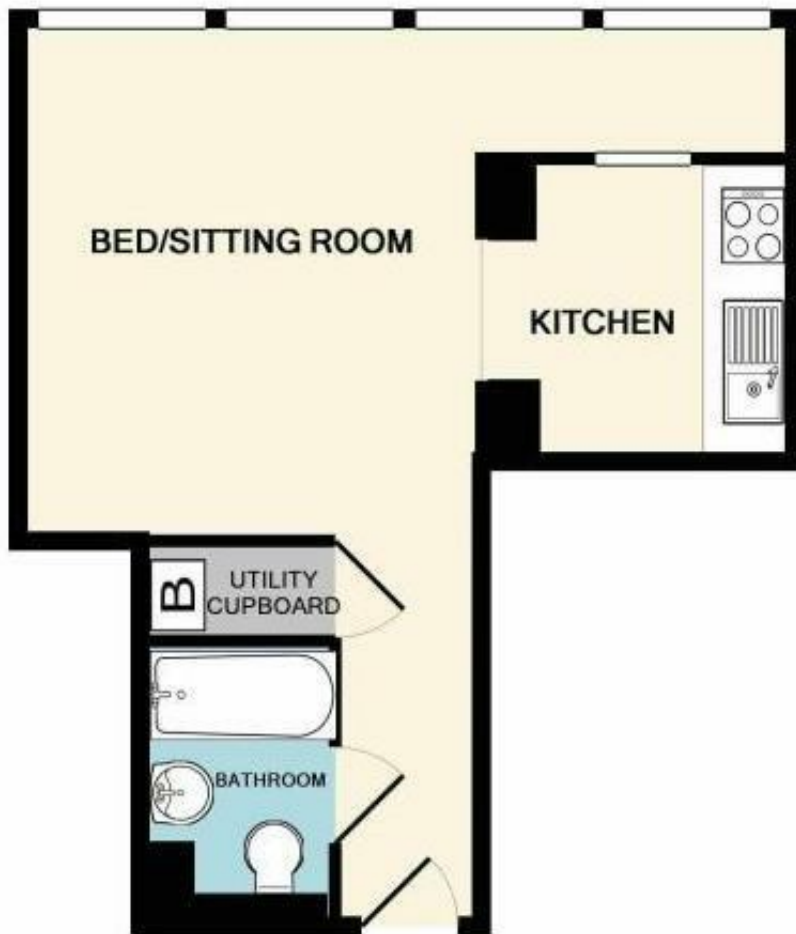
The apartment features an open plan living and bedroom space, a designated kitchen area and a contemporary bathroom. The sleek design and layout maximize comfort and functionality.

Currently tenanted achieving £700pcm this would be a great addition to a buy to let portfolio. Don't miss the chance to own a piece of this iconic development.

125 Year lease
Service charge - £2,184 per annum
Ground rent - £175 per annum
Optional Second Studio Available

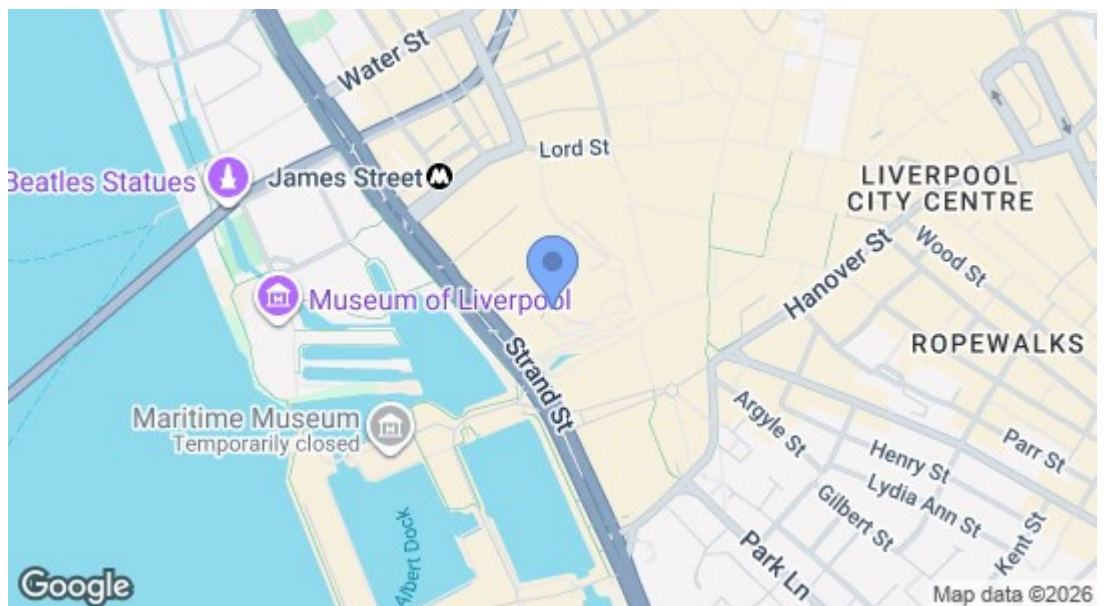
The owner is also offering the option to purchase a second studio within the same development. Ideal for investors seeking a matched unit or additional rental income.

- Prime City Centre location
- Ideal for investors
- Tenanted property
- Bright and modern studio
- High demand rental area
- 125 Year lease
- Sought after development
- Turnkey investment



FLOORPLAN FOR GENERAL USE, NOT TO SCALE, ILLUSTRATIVE PURPOSES ONLY.
TOTAL APPROX. FLOOR AREA 323 SQ.FT. (30.0 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com

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