



Apartment 611, 3 Kenyons Steps, Liverpool , L1 3BH
Offers in excess of £85,000

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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 £680pcm 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
	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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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