

One Park West Kenyons Steps, Liverpool , L1 3BH
£90,000

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**** Investors only - Tenanted property****

Bluerow Homes are pleased to welcome to the market this well presented sixth floor studio apartment situated in One Park West. Located in the heart of the city in Liverpool One the property couldn't be better located, giving convenient access to the shops, restaurants and waterfront. The property is currently tenanted on a fixed term tenancy until April 2024 achieving £650pcm. The apartment itself comprises of open plan lounge, dining and kitchen area and a modern fitted bathroom.

Lease details to be verified
 125 year lease from 2009
 Service charge - Approximately £2,000 per annum
 Ground rent £175 per annum
CASH ONLY DUE TO EWS1

For more information or to arrange a viewing please call 0151 709 9638 or email lauren@bluerowhomes.co.uk

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

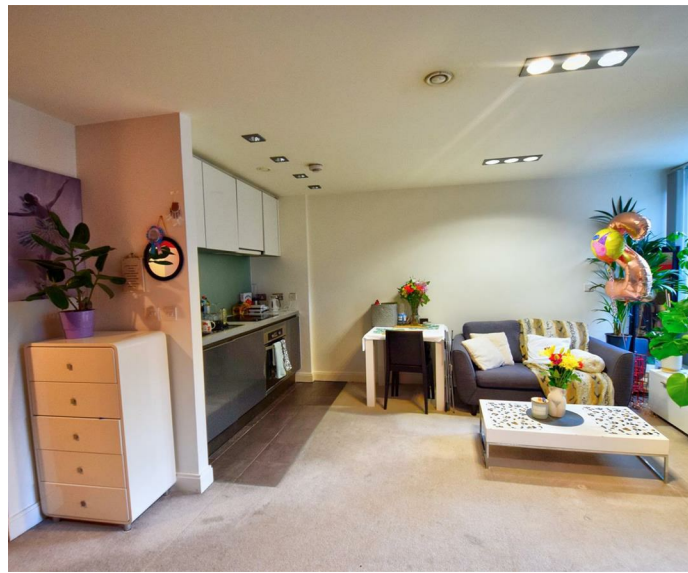
Carpeted floor throughout, 4 wall radiators, intercom handset.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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