



Apartment 611, 3 Kenyons Steps, Liverpool, L1 3BH £725 Per month

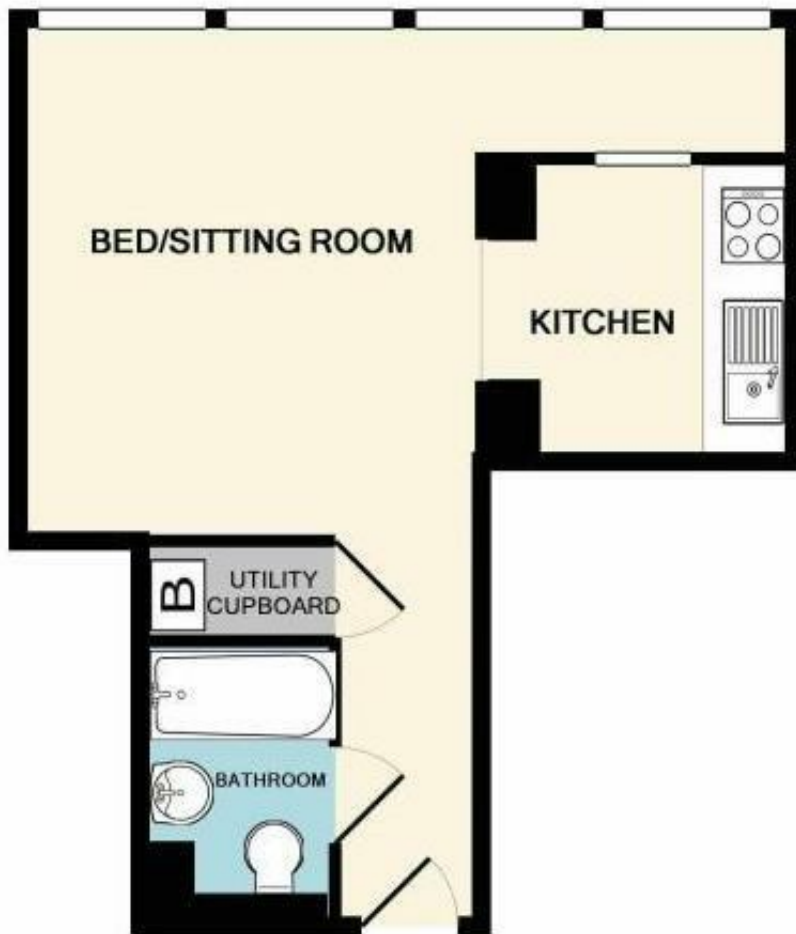
Nestled in the vibrant heart of Liverpool, this bright and modern studio apartment at Kenyons Steps is a remarkable find within the esteemed One Park West development. Built in 2013, this purpose-built flat spans an impressive 495 square feet, offering a perfect blend of style and practicality.

As you step inside, you will be greeted by an open plan living and bedroom area that is both inviting and functional. The design is sleek and contemporary, ensuring that every inch of space is utilized to its fullest potential. The designated kitchen area is well-equipped, making it ideal for both casual dining and entertaining guests. The modern bathroom adds a touch of luxury, providing a serene space to unwind.

One of the standout features of this apartment is its unbeatable location. Residents will enjoy convenient access to Liverpool's top attractions, a variety of shopping options, delightful dining experiences, and excellent transport links, making it an ideal choice for those who appreciate city living.

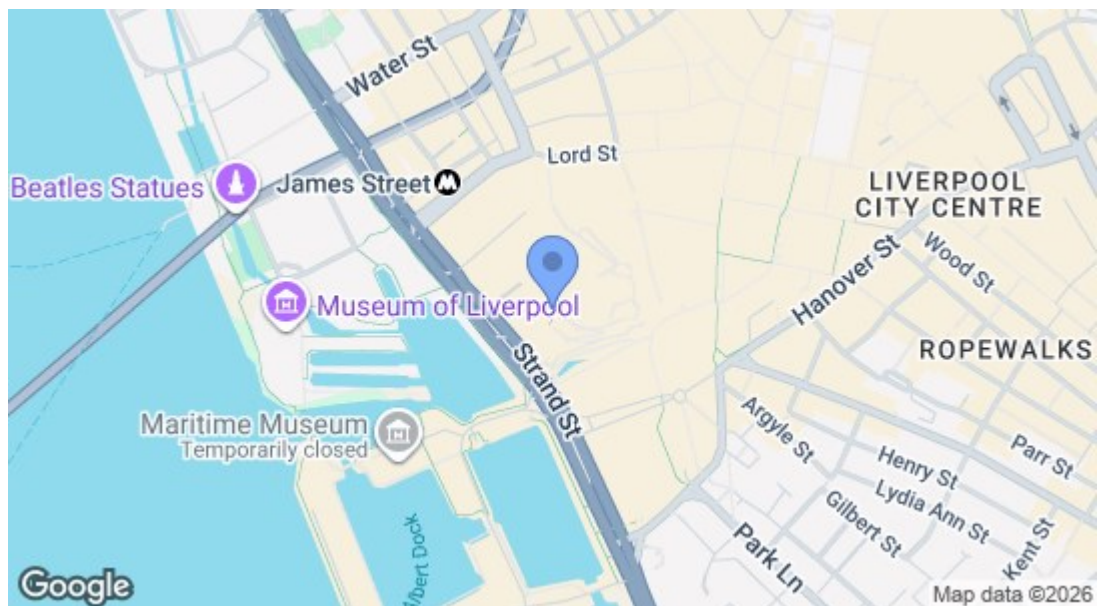
This studio apartment is perfect for first-time buyers, young professionals, or anyone seeking a stylish urban retreat. With its modern amenities and prime location, it presents an exceptional opportunity to experience the best of Liverpool living. Don't miss your chance to make this delightful property your new home. AVAILABLE NOW - Council Tax Band A

- 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	



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