



Apartment B1302, 37 Strand Street, Liverpool , L1 8ND  
£230,000

**bluerow**  
SALES | LETTINGS | INVESTMENTS

An exceptional two bedroom apartment located on the 13th floor of One Park West, overlooking Chavasse Park. Upon entering, you are welcomed by a spacious hallway that leads into an open plan living, kitchen, and dining area, which opens onto a covered balcony offering fantastic views of the city and Cathedral. The apartment features two double bedrooms, one with an en-suite shower room, and an additional bathroom across the hall.

What sets this apartment apart is the panoramic views you can enjoy from every room, whether in the kitchen/lounge or bedrooms. The property is chain free and comes with one allocated parking space.

For more information or to arrange a viewing, please email [lauren@bluerowhomes.co.uk](mailto:lauren@bluerowhomes.co.uk) or call 0151 709 9638.

Leasehold -250 year lease from 2009  
 Service charge - £4770 per annum which includes the car parking service charge  
 Ground rent £175 per annum  
 Council Tax band C



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

116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
[sales@bluerowhomes.co.uk](mailto:sales@bluerowhomes.co.uk)  
[www.bluerowlettings.com](http://www.bluerowlettings.com)