

3 Kenyons Steps, Liverpool,
Merseyside, L1

Asking Price: £100,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £100,000 Leasehold

Council Tax Band: A
EPC Rating: C

A perfect opportunity for investors to purchase a studio apartment in the popular 'One Park West'.

Located at the heart of Liverpool One shops and Chavasse Park, a stone's throw away from local bars, restaurants, the Odeon cinema and local bus depot. The property is also a short walk from the Albert dock and local universities and hospitals.

The property is situated on the third floor. Briefly comprising of open plan living room/bedroom with fully fitted kitchen comprising of...

Concierge
Concierge service desk, lift to all floors.

THIRD FLOOR

Lounge/Dining/Bedroom
15'5" x 14'9" (4.7m x 4.5m)
Double glazed windows, open plan to the kitchen area. Fully fitted kitchen with integral appliances.

Bathroom
Modern white three piece suite comprising of: Low level Wc, Wash hand basin and single panel bath. Tiled surrounds.

Exterior
Communal roof top garden.

Location
One Park West is one of Liverpool's most desirable buildings due to its central location. Liverpool One Shops and restaurants are literally on your doorstep as is Chavasse park.

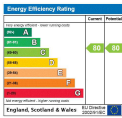
General Information
Service charge - approx apartment £100PM ,
Ground rent - apartment £175PA,
Lease - 125 years from Jan 2009

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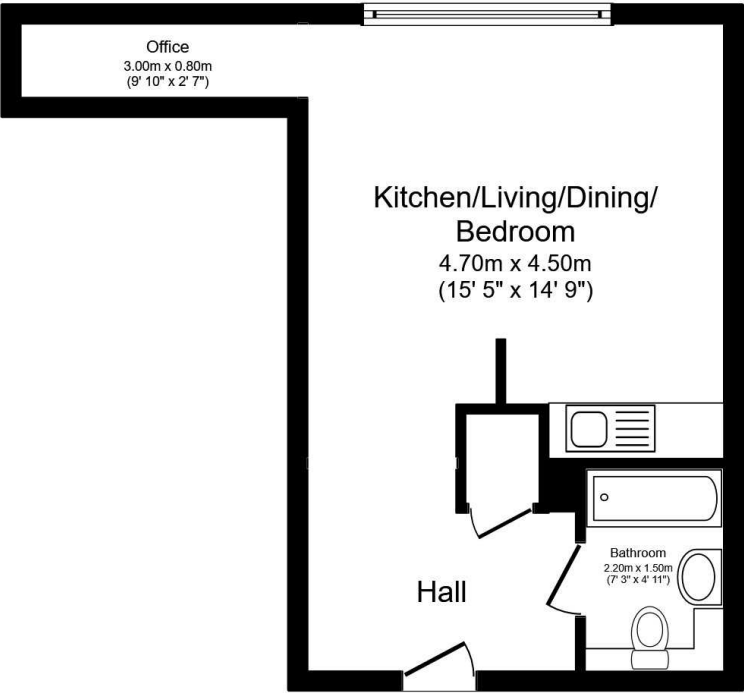
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

Total floor area 34.0 sq. m. (366 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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