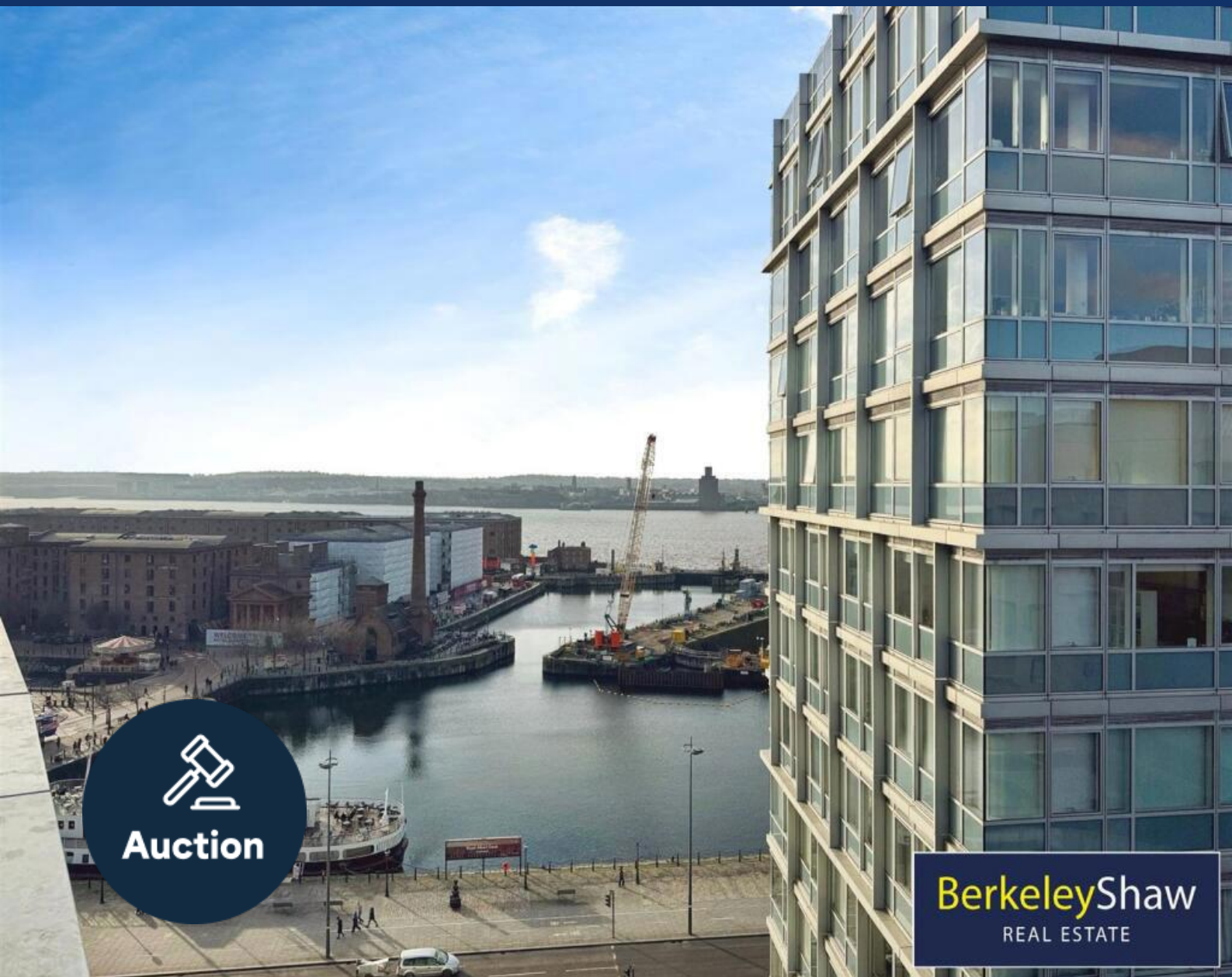




1 bed apartment to buy in L1

3 Kenyons Steps, Liverpool, Merseyside,
L1 3BH

£90,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 10th floor one bedroom
- ✓ Views towards The River Mersey & Albert Dock
- ✓ Open plan kitchen diner/living
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A stylish and generously proportioned one-bedroom apartment is offered for sale by Berkeley Shaw Real Estate within the prestigious One Park West development. This attractively presented, larger-than-average apartment is positioned on the 10th floor of this landmark building and enjoys a prime setting in the heart of Liverpool ONE, offering buyers the opportunity to enjoy an enviable city-centre lifestyle with a wealth of amenities right on their doorstep.

* EWS1 rating B1**

The development benefits from secure intercom entry and lift access to the 10th floor. The apartment itself comprises an entrance hall with a useful utility cupboard, leading through to an impressive open-plan kitchen, dining, and living area which enjoys incredible views towards Albert Dock. The kitchen is fitted with a range of integrated appliances and provides an ideal space for both relaxing and entertaining. Completing the accommodation is a spacious double bedroom featuring a walk-in wardrobe, along with a modern, well-appointed bathroom.

Situated in the very heart of Liverpool ONE, One Park West is widely regarded as one of the city's most desirable residential locations, offering immediate access to an extensive range of shops, bars, and restaurants. The development is positioned directly opposite the world-famous Albert Dock, home to renowned cultural attractions including Tate Liverpool, the Beatles Story Museum, and the Maritime Museum. James Street railway station is within easy walking distance, providing excellent transport links via the Liverpool Circle Line, Northern Line, and Wirral rail network.

Communal Entrance - Secure intercom entry system with both stairs and lift access to the upper floor.

Hallway -

Open Plan Kitchen Diner/Living Area - A fantastic open-plan living, dining, and kitchen area, creating a bright and versatile space ideal for both relaxing and entertaining. The living area benefits from double glazed windows offering views towards The Royal Albert Dock.

The kitchen area is fitted with a stylish range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Appliances include an electric oven with grill, four-ring electric hob with extractor fan above, along with integrated fridge and dishwasher. The kitchen area is finished with ceramic tiled flooring.

Bedroom - The room benefits from double glazed windows with fitted blinds. The space is fully carpeted and heated by a radiator, with a useful storage cupboard that has been thoughtfully utilised as a wardrobe.

Bathroom - A modern three-piece bathroom suite comprising a tiled bath with mixer tap and shower attachment, complemented by a fitted glazed shower screen. Additional features include a wash hand basin and low-level W. The bathroom is finished with fully tiled ceramic walls and a ceramic tiled floor, and further benefits from a heated towel rail, shaver point, and recessed ceiling spotlights.

Externally - Occupying a fantastic position in the heart of Liverpool ONE, the property boasts direct access to Chavasse Park, with the Royal Albert Dock, River Mersey, and Liverpool City Centre all within easy walking distance.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 233

Annual Ground Rent Amount: £175.00

Annual Service Charge Amount: £3,800.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: None

Year built: 2008

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

10TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

3 Kenyons Steps, Liverpool, Merseyside, L1 3BH

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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