



## One Park West, 3 Kenyons Steps, Liverpool, Merseyside L1 3BH

**£895 PCM**

Berkeley Shaw are pleased to offer TO LET this one bedroom apartment located in the luxury One Park West building which is situated in the heart of Liverpool's city centre. The apartment briefly comprises; entrance hall, open plan living/dining area, fully fitted contemporary kitchen, ample size double bedroom and stylish bathroom suite.

The development benefits from a 24 hour concierge service, well maintained communal areas and gardens.

Tenancy Term: 12months

Deposit: £895

Council Tax: Band B

NO PARKING INCLUDED



## Hallway

Entrance door, carpet, electric heater

## Open Plan Lounge Kitchen

Double glazed windows, carpet, radiator, tiled in kitchen area. Kitchen comprises of a range of fitted wall and base units with sink, Integrated Oven and Hob furnishings includes, couches, chair, coffee table dining table and chairs side board TV table

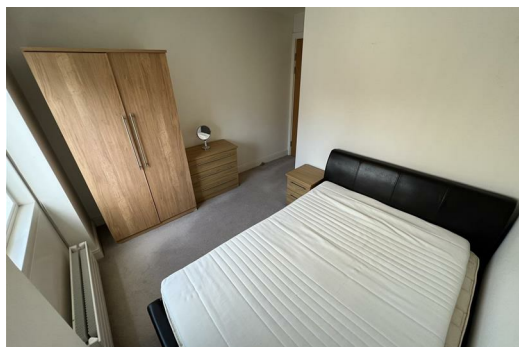
## Bedroom One

Double glazed windows, carpet, radiator, furnishings include double bed and mattress, wardrobe, chest of drawers and bedside cabinet.

## Bathroom

Fully tiled walls and flooring panelled bath with shower over, wc. and sink, ladder heated towel rail and large mirror

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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