



One Park West 31 Strand Street, Liverpool , Merseyside L1 8LP
Asking price £239,950

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Bluerow Homes are delighted to offer for viewings a fabulous apartment in this landmark development located adjacent to the Liverpool One Shopping Centre which offers amazing views of the Albert Dock and River Mersey.

The apartment has stylish and contemporary living space including a private entrance hall, spacious living/dining area, fitted kitchen, two double bedrooms, ensuite and modern bathroom with Hansgrohe fittings.

The development has 24 hour concierge, lifts to all floors, double glazing and gas central heating.

We are advised on the figures below, yet to be confirmed;
Lease 125 Years from 2008 (to be verified)
Service charge £ (to be advised)
Ground rent£ (to be advised)

LOCATION:
Located in the heart of Liverpool One, One Park West is arguably the most desirable location in the City Centre with immediate access to the Shops, Bars and Restaurants. The development is also situated opposite the world famous Albert Dock where you will find cultural attractions such as the Tate Liverpool, the Beatles Museum and Maritime Museum. James Street station is within walking distance and provides access to the Liverpool Circle, Northern and Wirral Rail links.

Communal Entrance

The development benefits from a 24 hour concierge service, well maintained communal roof garden situated on 2nd floor. Post collection room. Development accessed via fob secure communal door, stairs and lifts lead to all floors with apartment situated on 13th floor (Penthouse level)

Apartment Entrance

L shape entrance hall, fully carpeted, radiator, storage cupboard, doors leading to;

Living Room

16'11" x 13'10" (5.18 x 4.22)
Fully carpeted, two radiators, video entry phone, TV, Phone and SAT points. Wall to wall windows offering amazing views over the River Mersey, Albert Dock and beyond.

Kitchen

9'2" x 5'10" (2.8 x 1.78)
Tile floor, range of high gloss wall and base units with integrated fridge/freezer, dishwasher, oven, hob and extractor. Stylish stained glass splash back and stainless steel sink with mixer tap.

Master Bedroom

12'0" x 8'7" (3.68 x 2.62)
Fully carpeted, radiator, wall to wall windows offering views towards the River Mersey and beyond. Door to;

En-suite Bathroom

Tile floor and walls shower room with low level w.c., wash hand basin, shower cubical. Heated towel rail and shaver point.

Bedroom Two

14'5" x 11'3" (4.4 x 3.43)
Carpet flooring, radiator, wall to wall windows with views over the River Mersey

Bathroom

Parking

Apartment comes with one secure allocated parking space

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are

advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

