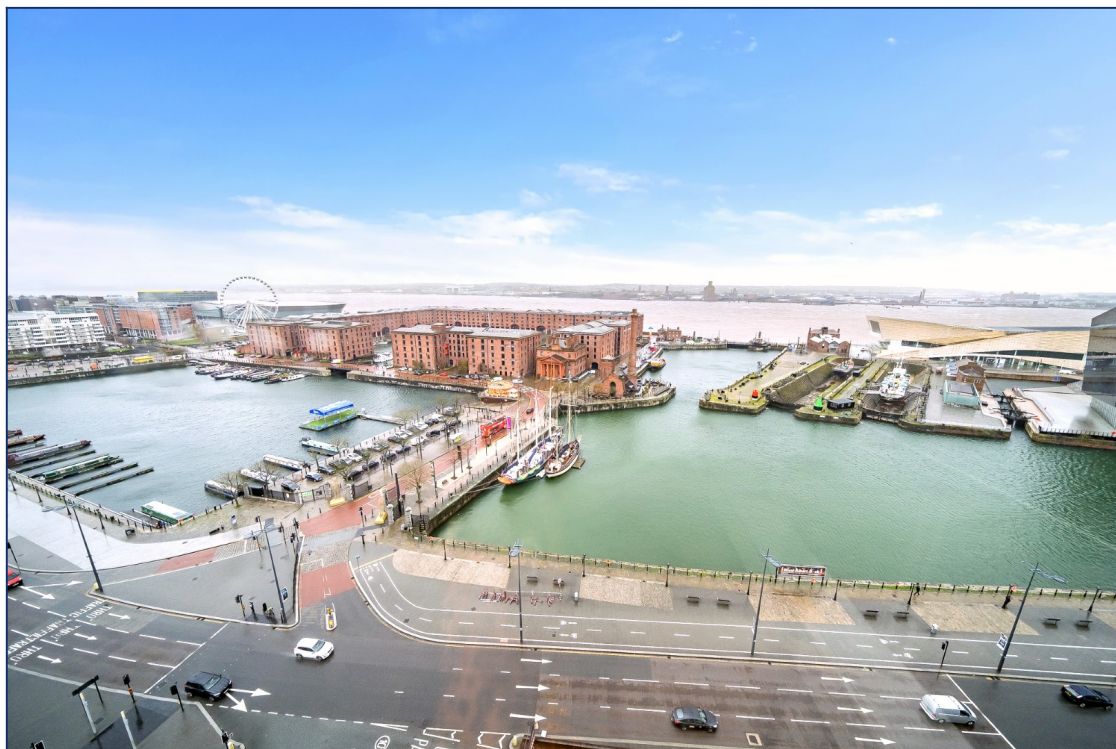


Strand Street, Block B, City Centre, L1



For Sale - £550,000 Offers Over

Key Features

- 3 Bedroom 2 Bathroom Apartment
- EPC Rating: B84
- No Chain
- Prestigious City Centre Development
- Extremely Well Presented Throughout
- Stunning Views Across Liverpool & Beyond
- Modern Fitted Kitchen With Integrated Appliances
- Fully Tiled Bathrooms With Contemporary Fixtures & Fittings
- Communal Roof Terrace With Views Of Albert Dock
- One Allocated Car Parking Space (Further Space Available)
- 24 Hour Concierge
- Quality Designer Furniture Included

Further Details

- Tenure: Leasehold
- Floor: 13 (with lift access)
- No. of Floors: 1
- Floor Space: 113 square metres / 1,213 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £6,010 per annum
- Ground Rent: £425 per annum
- Security: Intercom (Video)
- Parking: Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Accessibility: Wide Doorways, Lift Access
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washer Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2008 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2132 (approx)
- Lease Term Remaining: 108 year(s) (approx)
- Service Charge: £6,010 per annum
- Ground Rent: £425 per annum
- Leasehold Information: Apartment - Service Charge = £5591.80 pa
Apartment - Ground Rent = £175 pa

Car Park - (space 261) - Service Charge = £418.68 pa

Car Park (space 261) - Ground Rent = £250 pa

Description

*** QUALITY DESIGNER FURNITURE NOW INCLUDED *** Atlas Estate Agents are delighted to offer for sale this luxury three bedroom apartment situated in the prestigious and sought-after development of One Park West.

Located in the heart of Liverpool One, One Park West is arguably the most desirable location in the city centre with immediate access to a comprehensive range of shops, bars, restaurants and more. This modern and well-proportioned apartment benefits from stunning views towards the city centre, Albert Dock and Liverpool’s waterfront. Albert Dock is home to many cultural attractions such as Tate Liverpool, Beatles museum and maritime museum. James Street station is within walking distance and provides access to the Liverpool circle, Northern and Wirral rail links.

In brief, the property comprises of; entrance hallway, open plan living/dining area, kitchen, three double bedrooms with en-suite to master and family bathroom.

Key features include;

- Quality, designer furniture all included
- High level apartment, 13th floor, offering breath-taking views across the city and beyond
- Communal roof terrace with views out over Albert Dock
- Large parking space (suitable for 4x4s)
- Second parking space available subject to negotiation
- Electric blinds
- Connections for Sky HD and internet
- Intercom system
- 24/7 concierge
- Enhanced ceiling light package

As an investment, the property would attract tenants at a rent of approximately £2000 per calendar month. Atlas Estate Agents are able to find quality tenants from just £282.50 and also offer full management at a rate of just 9.5%.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



En Suite Bathroom



Family Bathroom



Living/Dining Area



Living/Dining Area



Living/Dining Area



Living/Dining Area



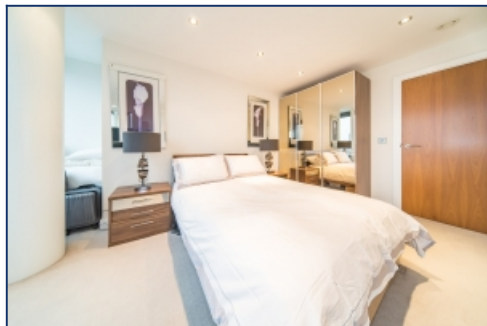
Master Bedroom



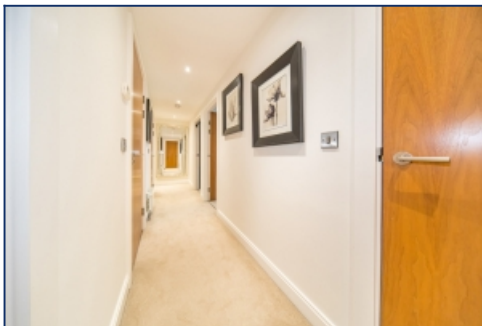
Master Bedroom



Bedroom 2

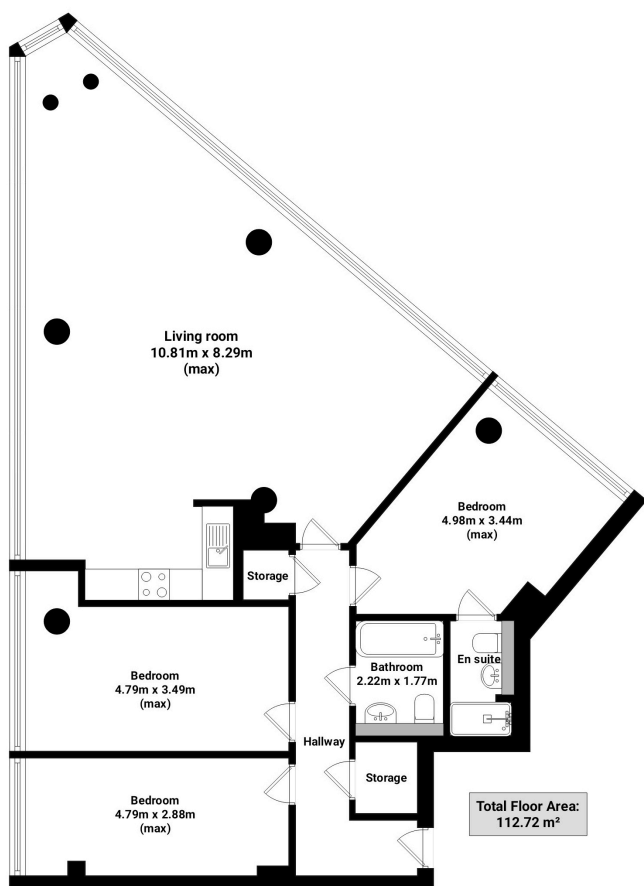


Bedroom 2



Hallway

Floor Plans



Tel: 0151 727 2469
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Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.