

## Apartment 317, 35 Greenland Street, Liverpool, L1 0AD

**£200,000**

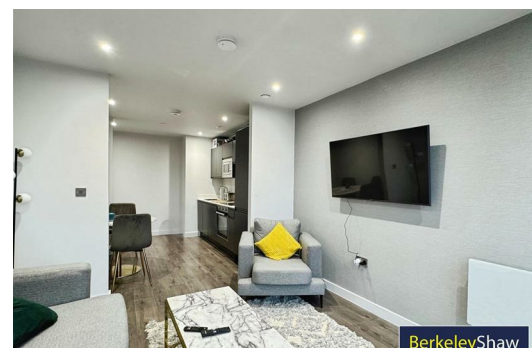
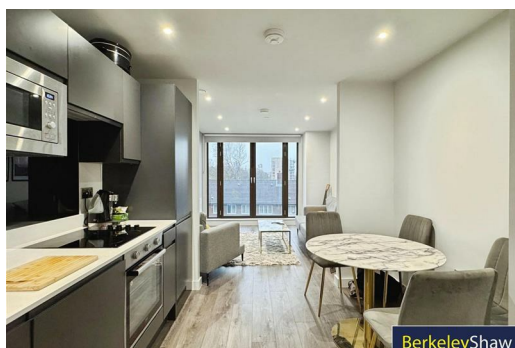
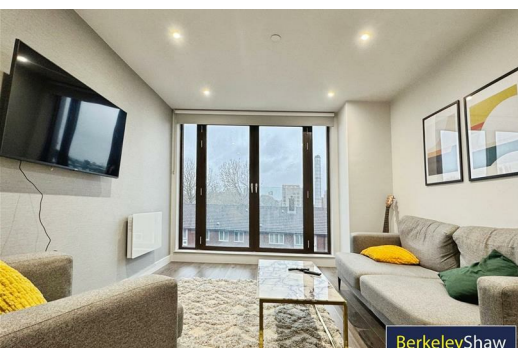
Welcome to this exquisite two-bedroom third-floor apartment located on Greenland Street in the sought-after Parliament Square development. Newly finished and beautifully presented, this modern property comes fully furnished, making it an ideal turnkey option for its next owner.

Positioned in the heart of Liverpool's thriving Baltic Triangle, the apartment offers the perfect blend of contemporary urban living and cultural vibrancy, with an impressive selection of restaurants, coffee shops, bars, and creative spaces right on your doorstep.

Inside, you'll find a stunning open-plan kitchen and living area, complete with a Juliet balcony and a range of integrated appliances—an ideal space for both entertaining and unwinding. The apartment features two generous double bedrooms, each with fitted wardrobes; the primary bedroom enjoys its own en-suite shower room, complemented by an additional well-appointed bathroom. Designed with comfort and convenience in mind, this apartment provides a stylish and spacious living environment. With no onward chain, it presents an excellent opportunity for a smooth and hassle-free purchase.

Residents of Parliament Square also benefit from a 24-hour concierge, lift access, and a rooftop gym, adding further appeal to this exceptional home.

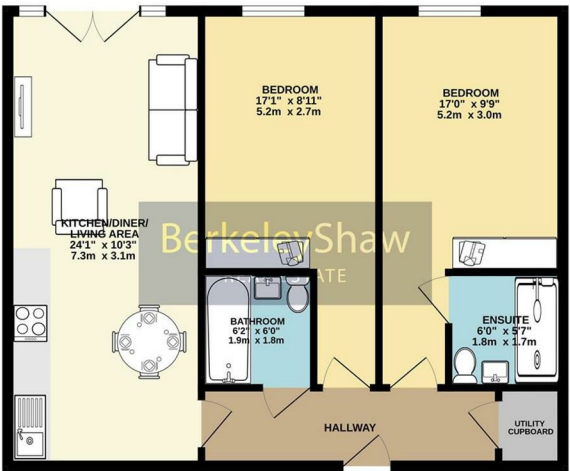
The apartment is available with sitting tenants or vacant possession.



Energy Efficiency 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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agency, its agents and Berkeley Shaw have not been bonded and no guarantee is given for the accuracy of the drawings and/or measurements.



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