



## 18 Manolis Back Colquitt Street , L1 4NL Offers in excess of £160,000

This well presented apartment is perfectly situated in the heart of Liverpool, nestled between the vibrant Bold Street and Duke Street. Just a short walk from Lime Street train station, it offers a prime investment opportunity or an ideal residence for those seeking city living.

Located on the fourth floor, the apartment features an open plan kitchen, living, and dining area with sliding patio doors that lead to a decked balcony - ideal for enjoying outdoor space in the city. Additionally, there is a separate self contained study for home workers and big enough for a sofa bed. The property includes two spacious double bedrooms, one with an en-suite shower room, and an additional family bathroom across the hall.

As an added bonus, the apartment comes with one allocated parking space and is offered chain free. Don't miss out on this fantastic opportunity to own a piece of Liverpool's vibrant city centre.

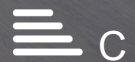
For more information or to arrange a viewing call 0151 709 9638 or email [lauren@bluerowhomes.co.uk](mailto:lauren@bluerowhomes.co.uk)

Lease details below;  
150 year lease from 2002  
Service charge £1403.12 per annum  
Ground rent £150 per annum  
Council tax band C  
EPC rating C

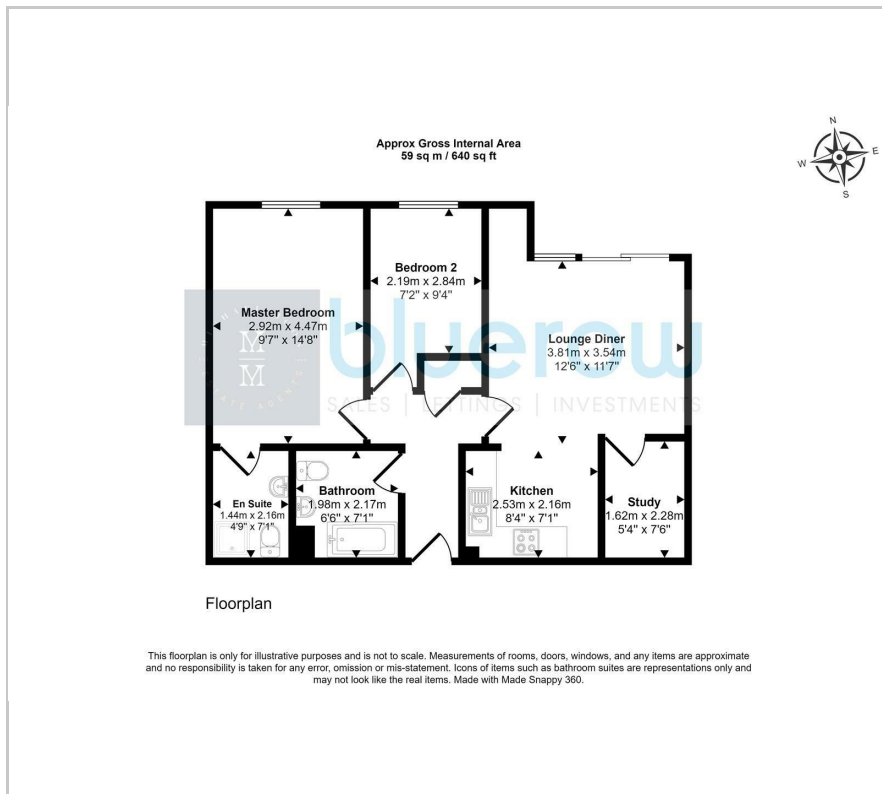
- TWO DOUBLE BEDROOMS
- SECURE ALLOCATED PARKING
- SEPERATE SELF CONTAINED HOME OFFICE BIG ENOUGH FOR A SOFA BED
- BALCONY OFFERING THE PERFECT OUTDOOR SPACE
- EWS1 IN PLACE
- AVAILABLE FOR BOTH OWNER OCCUPIERS AND INVESTORS
- EN SUITE SHOWER ROOM
- OPEN PLAN LOUNG/KITCHEN
- L1 LOCATION
- VIEW OF THE CITIES SKYLINE FROM BEDROOMS

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



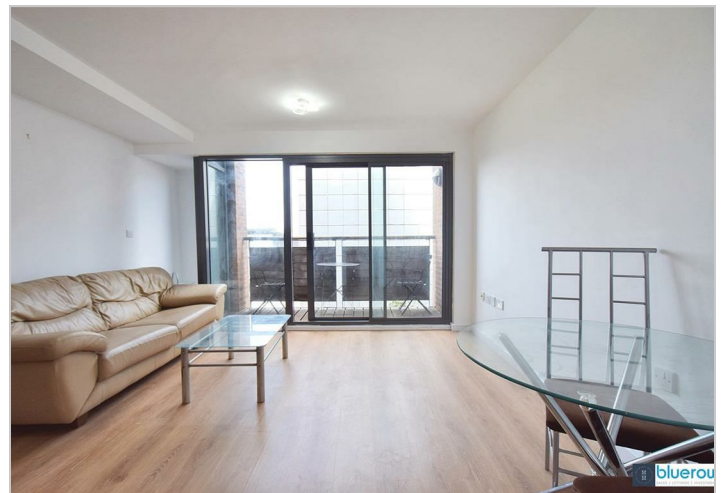
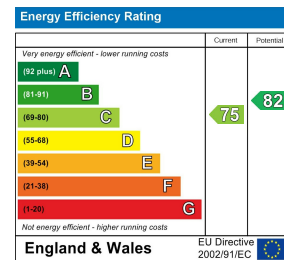
## Floor Plan



## Area Map



## Energy Efficiency Graph



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