



Elysian Fields 21 Colquitt Street, Liverpool , Merseyside L1 4DR
Asking price £199,950

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Bluerow homes are delighted to welcome to the market this fourth floor two bedroom apartment located in Elysian Fields, Colquitt street.

Location wise the apartment couldn't be better placed, within walking distance of Liverpool one shopping centre, Lime street train station and Bold street which offers an array of independent shops and eateries.

The apartment briefly comprises of entrance hall leading to Kitchen and open plan living/dining area with a generously sized balcony. Two double bedrooms, en suite bathroom and an additional family bathroom.

Property benefits from 24 hour concierge and secure allocated, underground parking.

To Be verified
950 year lease from 2004
Service charge £1,512 pa
Ground rent £150 pa
EWS1 provided by Vendor.

Communal Entrance

Concierge desk. Post box collection. Stylish entrance with slate walls, porcelain tiled floor and chandeliers. Stairs and lifts to all floors.

Apartment hallway

Laminate flooring. Doors to all rooms.

Living/ Dining Area

Laminate flooring throughout, floor to ceiling windows, electric wall heater, door to balcony.

Kitchen Area

Tiled floor, Fitted kitchen comprising of wall and base units. Stainless steel sink, oven, hob, extractor hood. Integrated fridge/freezer and dishwasher.

Bathroom

Tiled walls and floor , white bathroom suite comprising of wash hand basin, WC, Bath with shower over. Chrome heated towel rail.

Bedroom One

Carpeted floor , fitted wardrobe, electric wall heater, double glazed window. Door to En-suite bathroom.

En suite Bathroom

Tiled walls and floor, bathroom suite comprises of shower cubicle, WC and wash hand basin.

Bedroom Two

Carpeted floor, electric wall heater, double glazed window.

Parking

Secure allocated, underground parking.

Balcony

Accessible from lounge, Generous size overlooking the courtyard with views of the Anglican Cathedral

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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