



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

**bluerow**  
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If Location, Location, Location is your main priority then Bluerow Homes may have the place for you. We are pleased to bring to the market an outstanding two bedroom apartment within this much sought after development, Elysian Fields, Located in the heart of Liverpool city centre, L1 region. Within close proximity to local bars, restaurants and shops.

This good size apartment briefly comprises; a communal entrance with 24 hour concierge, entrance hall, open plan living/dining area with modern fitted kitchen and balcony, two double bedrooms, en-suite shower room to master bedroom and family bathroom. With the benefit of a secure car, underground parking space.

Viewings are highly recommended for this apartment being sold with No onward Chain.

Tenanted on fixed term until Mid May 2020, achieving £995 per calendar month

Figures to be verified, not confirmed  
 Lease 950 years from 2004  
 Service charge £1697.39 pa per annum  
 Ground Rent £150 per annum

### Communal Entrance

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

### Apartment Entrance and Hallway

Storage cupboard. Wood flooring. Doors to all rooms.

### Living/Dining Area

12'4" x 14'3" (3.78m x 4.36m )

Open plan space consisting of Wood flooring, video entryphone system, electric radiator. Floor to ceiling, wall to wall double glazed windows and door leading to west facing balcony with views of the courtyard and Anglican Cathedral.

### Kitchen Area

7'8" x 9'3" (2.36m x 2.84m )

Fitted kitchen comprising; White high gloss wall, base and drawer Unit and Corian work tops. Built in oven, hob, extractor, fridge, freezer, dishwasher, washer/dryer. Down Lighters and tiled floor.

### Master Bedroom

15'9" x 10'4" (4.82m x 3.17m)

Double glazed window overlooking the courtyard below view also includes Anglican Cathedral. Electric wall mounted heater. Carpet Flooring. Door to en-suite shower room

### En-suite Shower Room

White Suite comprising; Step in shower compartment with shower, wash hand basin, low level w.c.. Heated towel rail. Wall mounted mirror. Shaver point. Tiled walls and floor

### Bedroom Two

9'2" x 12'5" (2.81m x 3.81m)

Carpet Flooring. Wall Mounted electric heater. Double glazed door leading to balcony

### Bathroom

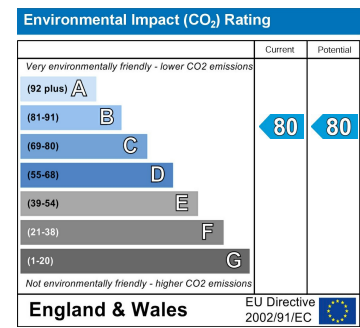
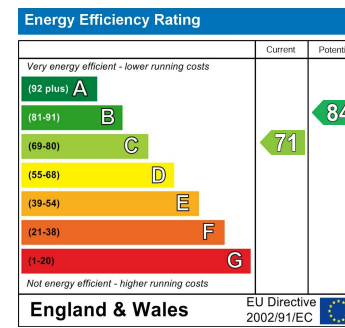
White suite comprising; panel bath with shower over. Wash hand basin. Low Level w.c. Vanity Cupboard. Tiled walls and floor

### Balconies

Two west facing balconies. A good size balcony off the Living area and a second smaller balcony off bedroom two.

### Parking

Allocated parking space for one location in the under ground car park, accessed via electric fob entry gates, benefiting from CCTV.



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