



Elysian Fields 21 Colquitt Street, Liverpool , Merseyside L1 4DL
£199,950

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow homes are delighted to welcome to the market this second 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.

950 year lease from 2004
Service charge £1465.14pa
Ground rent £150 pa

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

Carpeted floor throughout , electric wall heater, intercom handset, door leading to balcony. Double glazed windows.

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 wardrobes, electric wall heater, double glazed window.

En-suite bathroom

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

Bedroom Two

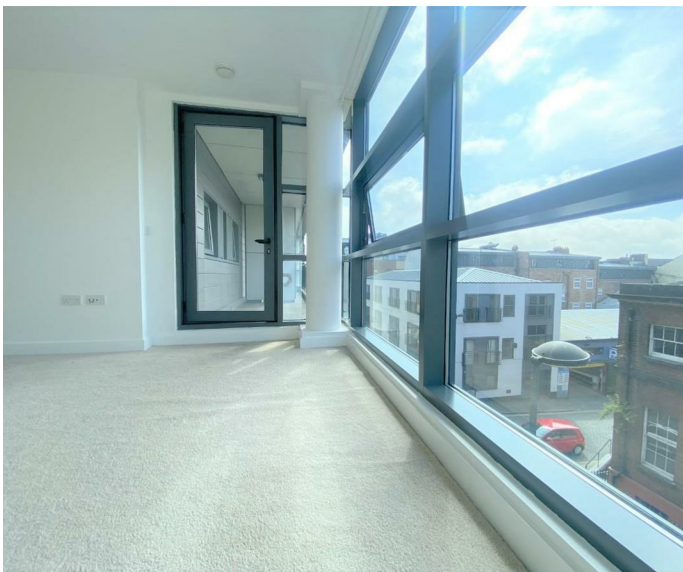
Carpeted floor, fitted wardrobes, electric wall heater, double glazed window.

Parking

Secure allocated, underground parking.

Balcony

Accessible from Lounge , North west facing balcony.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (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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