



83 Elysian Fields 21 Colquitt Street, Liverpool , Merseyside L1 4DR
£225,000

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Bluerow Homes are pleased to welcome to the market this immaculately presented fourth floor apartment situated in the sought Elysian Fields development. Located in the heart of Liverpool city centre, within close proximity to the City's shops, train stations (Liverpool central & Lime Street station) and Bold street which offers an array of independent shops, coffee shops and eateries.

Upon entry to the development you will be greeted by a stunning foyer and a 24 hour concierge. The apartment itself comprises of an entrance hallway, open plan living/ dining area with a good sized balcony which overlooks a quiet courtyard and has the most beautiful view of the Liverpool Anglican Cathedral. Two double bedrooms (one of which benefits from a smaller balcony) en suite shower room and additional family bathroom.

The property benefits from secure allocated, underground parking which is accessed via a fob entry system.

Figures to be verified
Lease 950 years from 2004
Service charge £2110.84 per annum
Ground Rent £150 per annum
ECP - C rating
Council Tax band C
EWS1 form provided
Available for both owner occupiers and investors.

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

Spacious Hallway, laminate flooring throughout, storage cupboard which houses water tank and 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 entry phone 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. stylish vinyl flooring and tiles walls.

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

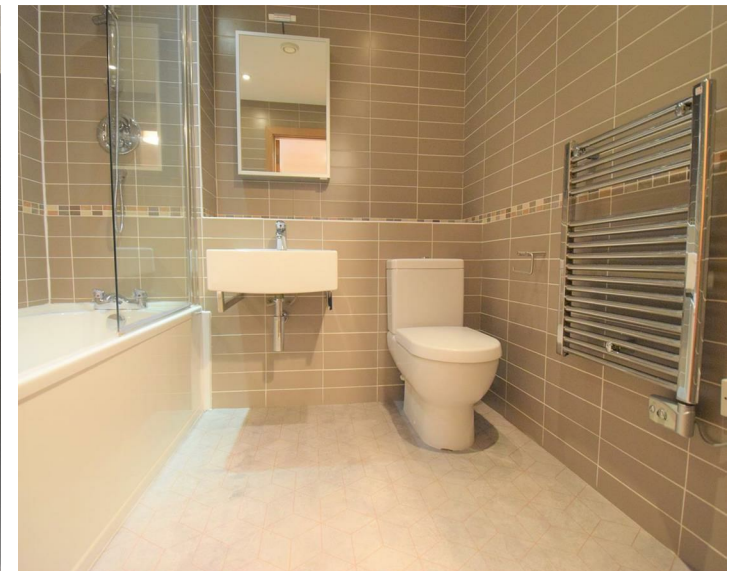
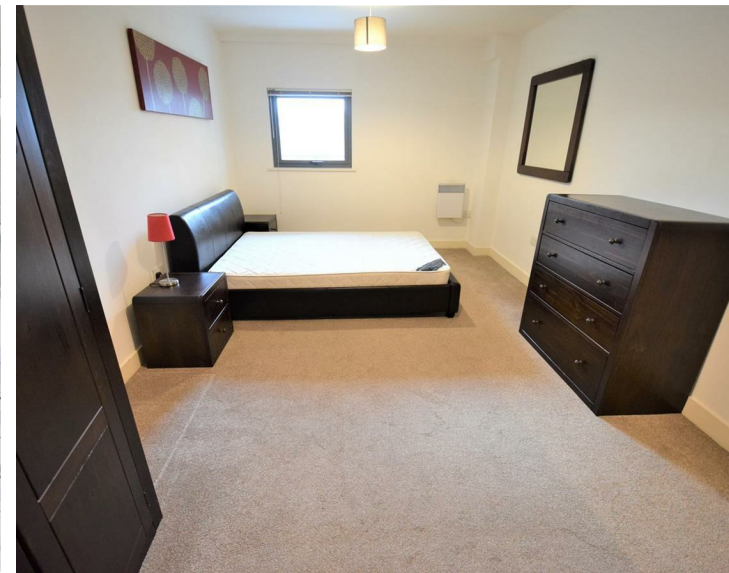
White suite comprising; panel bath with shower over. Wash hand basin. Low Level w.c. Vanity Cupboard. Vinyl flooring and tiled walls.

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.



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