



**Element - The Quarter 88 Low hill, Liverpool , L6 1AS**  
**£97,000**



This beautifully designed modern studio features a bright open plan living space, carefully crafted to maximize comfort and functionality. The property boasts high quality finishes throughout, including a sleek bathroom with a double shower for added luxury.

Located within the sought after Element - The Quarter development, renowned for its strong rental appeal, this property provides top tier eco friendly co-living apartments. An excellent choice for investors looking to expand their buy to let portfolio.

Residents of the development enjoy a range of superb amenities, including a 24-hour concierge service, games room, a fully equipped fitness centre, and dedicated spaces for remote working or studying. A communal laundry room is also available, along with a stunning rooftop terrace offering City views.

This property seamlessly combines modern living, convenience, and high end amenities for an unparalleled lifestyle.

Lease term: 250 years from and including 1st January 2022

Service charge: £1660 per annum

Ground rent: £94 per annum

Council Tax band A

For more information or to arrange a viewing, please contact 01517099638 or email [lauren@bluerowhome.co.uk](mailto:lauren@bluerowhome.co.uk).

#### Entrance

Oak wood laminate flooring, wall-mounted 4-hook coat hanger, and recessed ceiling lights.

#### Living/ Dining Room/Bedroom area

Oak wood laminate flooring throughout, double-glazed windows with dark metal frames, recessed ceiling lights, and a wall-mounted radiator with digital controls. Environmentally friendly air source heat pump and heat recovery systems which reduce heating bills.

#### Kitchen

Fitted kitchen with a combination of wall mounted, drawer, and base units.

Integrated Beko appliances, including a fridge/freezer, microwave, hob, and extractor hood.

Stainless steel sink with a mixer tap.

Ceilingmounted extractor fan.

Oak laminate flooring throughout.

#### Bathroom

Flooring: Stone grey porcelain floor tiles with marble effect porcelain tiling to the walls.

Heated Towel Rail: Wall-mounted stainless steel heated towel rail.

Extractor Fan: Ceiling-mounted extractor fan.

Sink: Ceramic pedestal basin with a stainless steel mixer tap.

Shower: White porcelain shower tray with a stainless steel drainer.

Telescopic riser rail with an overhead rain shower-head and handheld attachment.

Sliding glass shower door.

Toilet: White floor-mounted, back-to-wall ceramic toilet with a concealed cistern.

Soft-close white plastic seat with a silver dual flush push button.

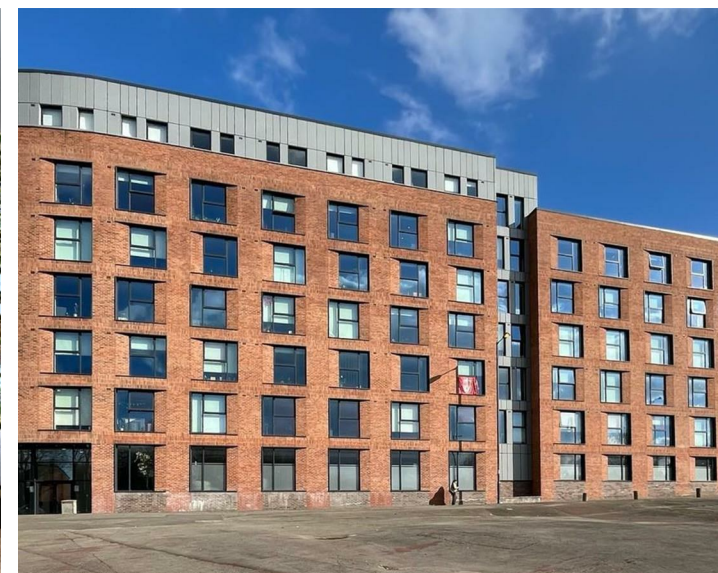
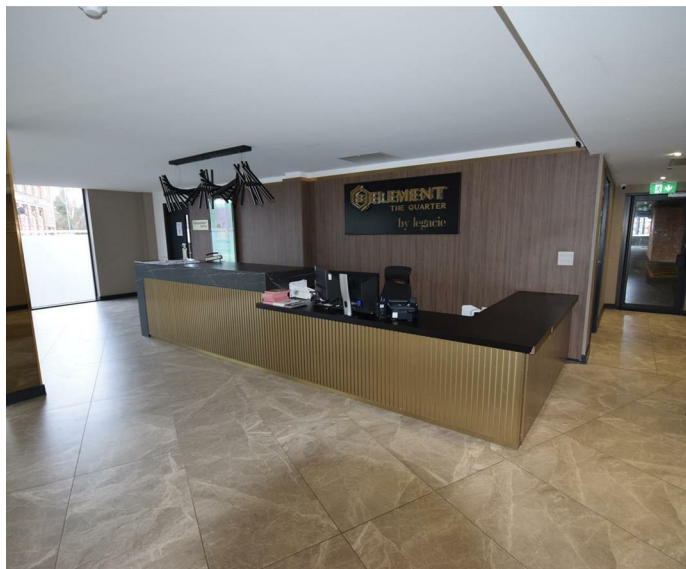
Bluetooth Bathroom Cabinet: Double-doored, mirrored both inside and out.

LED lighting with an LED visual display.

Two internal glass shelves.

Built-in Bluetooth speakers.

Vanity Shelf: Marble effect laminated shelf.



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