

The Quarter Element - The Quarter 88 Low hill, Liverpool , L6 1AS
£94,000

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This well designed modern studio offers a spacious open plan layout with distinct, separate areas, creating a comfortable and airy living environment. Finished to a high standard throughout, the property includes a stylish bathroom with a double shower. Situated in the highly desirable Element - The Quarter development, known for its strong rental demand, this property offers luxury co-living eco apartments. It would make an excellent addition to any buy to let portfolio.

The development offers exceptional facilities, including a 24-hour concierge, a games room, a fully equipped gym, and a dedicated space for working from home or studying. Additional amenities include a laundry room and to complete the experience, a communal rooftop space offering stunning 360 degree views of the city.

This apartment truly offers a blend of luxury, convenience, and modern living.

Lease term: 250 years from and including 1st January 2022
 Service charge: £1660 Per annum
 Ground rent: £94 per annum
 Council Tax band A
 Please call 01517099638 or email 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

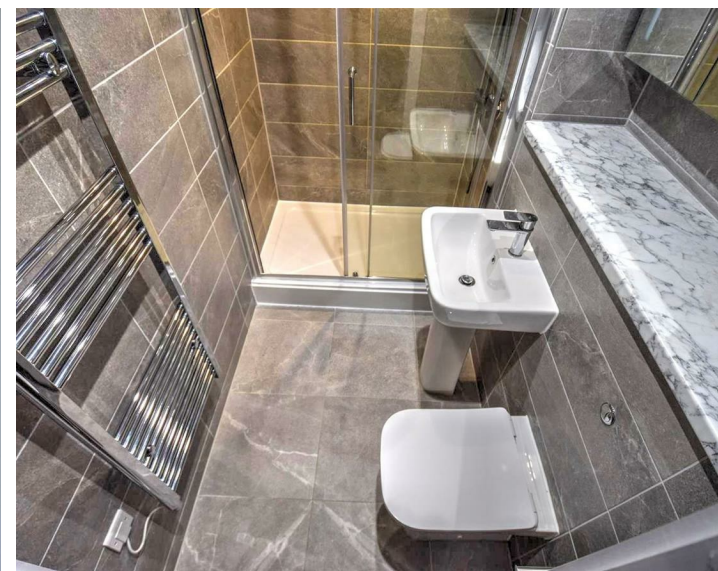
Fitted kitchen with a combination of wall mounted, drawer, and base units.
 Integrated Beko appliances, including a fridge/freezer, microwave, hob, and extractor hood.
 Stainless steel sink with a mixer tap.
 Ceiling mounted extractor fan.
 Oak laminate flooring throughout.

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.
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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