



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



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](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.  
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.  
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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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