



77 Elysian Fields Colquitt Street, Liverpool , Merseyside L1 4DR
Offers in excess of £215,000

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If Location is your main priority then Bluerow Homes may have the place for you. We are pleased to bring to the market an outstanding, 4th Floor, two bedroom apartment within this much sought after development, Elysian Fields, Located in the heart of Liverpool city centre, L1 region. Within close proximity to local bars, restaurants and shops.

This generously sized apartment briefly comprises; a communal entrance with 24 hour concierge, entrance hall, open plan living/dining area with modern fitted kitchen and balcony, two double bedrooms, en-suite shower room to master bedroom and family bathroom. With the benefit of a secure car, underground parking space.

Viewings are highly recommended for this apartment being sold with No onward Chain.

Figures to be verified:
 950 year lease from 2004
 Service charge £1700 per annum
 Ground rent £150 per annum
 Car Parking Bay number 70.

Communal Entrance

Apartment Hall

Living/Dining Room

Fitted Kitchen

Master Bedroom

En-Suite Shower Room

Bedroom Two

Family Bathroom

Balcony

Car Park

Bay 71



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

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