



**Elysian Fields Colquitt Street, Liverpool , Merseyside L1 4DL**  
**£175,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS



This stylish two bedroom apartment is located in the highly sought after Elysian Fields development, making it an ideal City Centre residence or a fantastic addition to a buy to let portfolio. Perfectly positioned between Duke Street and Bold Street, the property is within walking distance of Liverpool's main attractions, shops, and restaurants.

The apartment features an entrance hallway leading to an open plan living and dining area with a well defined kitchen space. Both bedrooms are generously sized doubles, with the primary bedroom benefiting from an en-suite shower room. An additional bathroom is located across the hall and the property comes with one allocated parking space,

Conveniently situated on the ground floor, the development also offers the added advantage of a 24 hour concierge service for residents.

950 year lease from 2004  
Service charge £1925Per annum  
Ground rent £150 pa

EWS1 FORM PROVIDED BY VENDOR

**Communal entrance**  
Concierge desk. Post box collection. Stylish entrance with slate walls, porcelain tiled floor and chandeliers. Stairs and lifts to all floors.

**Apartment hallway**  
Laminate flooring. Doors to all rooms.

**Living/ Dining area**  
Laminate flooring throughout, double glazed windows, electric wall heater, intercom handset.

**Kitchen area**  
Tiled floor, Fitted kitchen comprising of wall, drawer and base units. Stainless steel sink, oven, hob, extractor hood. Integrated fridge/freezer and dishwasher.

**Bathroom**  
Tiled walls and floor , white bathroom suite comprising of wash hand basin, WC, Bath with shower over. Chrome heated towel rail.

**Bedroom one**  
Carpeted floor , electric wall heater, double glazed window. Door to En-suite bathroom.

**En suite bathroom**  
Tiled walls and floor, bathroom suite comprises of shower cubicle, WC and wash hand basin.

**Bedroom two**  
Carpeted floor, electric wall heater, double glazed window.

**Parking**  
Secure allocated, underground parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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