



8 Colquitt Street, Liverpool , L1 4DE  
£150,000

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## Top Floor 2 Bedroom Apartment with allocated Parking

Situated on the sixth floor, this well laid out apartment would make a wonderful home or an excellent investment opportunity. Upon entering, you are greeted by a hallway leading to a spacious open plan living, kitchen, and dining area. Sliding doors from the living room open onto a decked balcony, offering internal views of the development.

Across the hall, you will find two bright and airy bedrooms, both flooded with natural light from floor to ceiling windows, creating a sense of space and openness. A modern bathroom completes the accommodation.

The property includes one allocated underground parking space. The building is well maintained and benefits from secure fob entry and 24 hour CCTV.

Perfectly positioned between Duke Street and Bold Street, the apartment is within walking distance of Liverpool Central and Lime Street train stations, as well as the Waterfront, making all the city's amenities easily accessible

For more information or to arrange a viewing call 0151 709 9638 or email

lauren@bluerowhomes.co.uk

Leasehold

150 years from 2002

Service charge £2226.04 per annum

Ground rent £150 per annum

Council tax band C



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	73 78

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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