



5 Back Colquitt Street, Liverpool , Merseyside L1 4NL  
Offers in excess of £160,000

This well presented apartment is perfectly situated in the heart of Liverpool, nestled between the vibrant Bold Street and Duke Street. Just a short walk from Lime Street train station, it offers a prime investment opportunity or an ideal residence for those seeking city living.

Located on the fourth floor, the apartment features an open plan kitchen, living, and dining area with sliding patio doors that lead to a decked balcony - ideal for enjoying outdoor space in the city. Additionally, there is a separate self contained study for home workers and big enough for a sofa bed. The property includes two spacious double bedrooms, one with an en-suite shower room, and an additional family bathroom across the hall.

As an added bonus, the apartment comes with one allocated parking space and is offered chain free. Don't miss out on this fantastic opportunity to own a piece of Liverpool's vibrant city centre.

For more information or to arrange a viewing call 0151 709 9638 or email [lauren@bluerowhomes.co.uk](mailto:lauren@bluerowhomes.co.uk)

Lease details below;  
 150 year lease from 2002  
 Service charge £1403.12 per annum  
 Ground rent £150 per annum  
 Council tax band C  
 EPC rating C

**Communal entrance**  
 Fob entry, Mailboxes, lift and stairs to all floors.

**Apartment hallway**  
 Laminate flooring, intercom handset

**Kitchen area**  
 Fitted kitchen comprising of wall drawer and base units, sink, oven and electric Hob and extractor, washing machine and space for fridge freezer.

116 Duke Street, Liverpool, Merseyside, L1 5JW  
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[sales@bluerowhomes.co.uk](mailto:sales@bluerowhomes.co.uk)  
[www.bluerowlettings.com](http://www.bluerowlettings.com)

**Lounge area**  
 Laminate flooring, radiator, patio doors leaving to decked balcony.

**Study**  
 Laminate flooring

**Bedroom one**  
 Carpeted floor, electric wall heater, and double glazed window. Door to en-suite shower room.

**En- suite**  
 Shower cubicle, wash hand basin and WC, shower rail. Tiled floor and partial tiled walls.

**Bedroom Two**  
 Carpeted floor, electric heater, double glazed window.

**Bathroom**  
 White fitted suite comprising of bath with shower over, wc, wash hand basin and towel rail. Tiled floor and partial tiles walls.

**Balcony**  
 North facing decked balcony

**Parking**  
 Secure allocated parking

