



**Flat 4 Manolis Yard 8 Colquitt Street, Liverpool , L1 4DE**  
**£130,000**

**bluerow**  
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This recently redecorated ground floor apartment is situated in Manolis Yard, ideally located in the heart of the city. Within walking distance to local amenities, universities, and transport links, it offers the perfect location for city living.

The property is suitable for both owner occupiers seeking urban convenience and investors looking for their next opportunity. Inside, the apartment boasts tasteful décor throughout. Upon entry, a welcoming hallway leads to two spacious double bedrooms, a family bathroom, and an open plan lounge and kitchen area. The living space benefits from a light and airy ambiance, with glass sliding doors opening onto a small decked balcony area.

The property is leasehold with 127 years remaining on the lease, an annual ground rent of £150, and a service charge of £1,102 per annum.

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



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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