



BerkeleyShaw

Flat 4, 14 Colquitt Street, Liverpool, L1 4DE

£170,000

****SHORT TERM LETS ALLOWED****

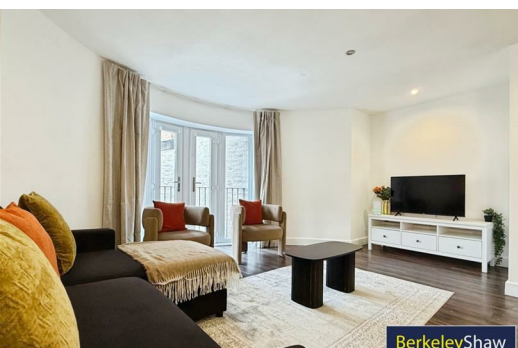
A fantastic investment opportunity in the heart of Liverpool city centre. This spacious two-bedroom second-floor apartment on Colquitt Street is offered for sale at £170,000 and is ideally suited to investors seeking strong short-term let potential, with Airbnb and other serviced accommodation use permitted.

The property offers an estimated net return of approximately 14% and benefits from a prime city-centre location with consistently high rental demand and strong occupancy levels.

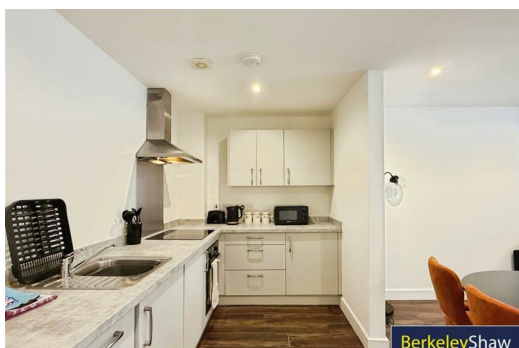
Accessed via a secure entry system with stair access to the second floor, the accommodation briefly comprises an entrance hall, a bright and spacious open-plan kitchen/living area with a range of integrated appliances, and French doors opening to a Juliet balcony which flood the room with natural light. There are two generous double bedrooms and a modern three-piece bathroom suite.

Key investment highlights include:

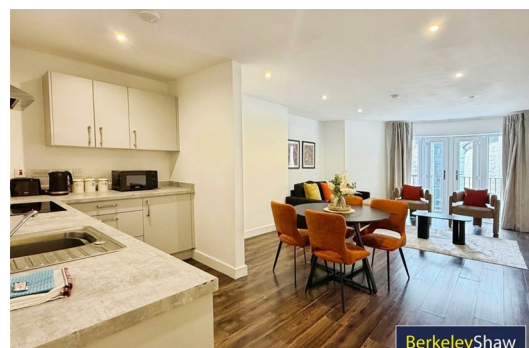
Airbnb / Short-Term Lets Permitted



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Communal hallway
Secure entry system & stair access to upper floors.

Hallway

Kitchen/living area

Inner hall

Bedroom 1

Bedroom 2

Shower room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	82
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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