

Ellerman Road, Brunswick Dock, L3



For Sale - £160,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Flat
- EPC Rating: B
- Floor-To-Ceiling Windows Flooding the Living Area with Natural Light
- Spacious Open-Plan Kitchen, Dining and Living Area
- Modern Fitted Kitchen with Integrated Appliances Including Dishwasher
- Principal Bedroom with En Suite Shower Room
- Contemporary Family Bathroom with Full-Sized Bath
- Two Well-Proportioned Double Bedrooms
- Allocated Gated Parking Space with Additional Visitor Parking
- Attractive Communal Lake and Landscaped Grounds
- Well-Presented Throughout with a Bright, Modern Finish
- Convenient Location with Excellent Local Amenities and Transport Links

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 55 square metres / 591 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £101.53 per month
- Ground Rent: £304 per year
- Parking: Visitors, Bike Rack, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 27/07/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 26/07/3000 (approx)
- Lease Term Remaining: 973 year(s) (approx)
- Service Charge: £102 per calendar month
- Ground Rent: £304 per annum
- Leasehold Information: Next review for ground is 16th July 2026.

The service charge for 2025/26 was temporarily higher due to a significant contribution to the building's reserve fund and planned maintenance works. The budget for 2026/27 has been reduced, reflecting the completion of this contribution and the postponement

of certain works, resulting in a lower overall service charge moving forward.

The building is currently benefiting from government-funded cladding remediation works, meaning no costs for these works will be passed on to leaseholders. Additional planned improvements, including balcony and roof maintenance, communal area enhancements, electric vehicle charging points, communal window replacements, and redecoration works, are funded through the building's reserve funds and have already been accounted for within the service charge budget. This provides buyers with reassurance that key maintenance and improvement projects are being proactively managed.

No restrictions on keeping pets.

Long-term sub-letting is allowed with prior consent and must comply with specific conditions. Short-term letting is strictly prohibited.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented first-floor apartment enjoys a sought-after position within the popular Brunswick Dock development on Ellerman Road, offering contemporary living in an attractive waterside setting.

Thoughtfully designed and arranged across a single floor, the property welcomes you into a bright and spacious open-plan kitchen, dining and living area. Floor-to-ceiling windows flood the space with natural light, creating an inviting atmosphere that's perfect for both relaxing and entertaining. The modern fitted kitchen is well-equipped with a range of integrated appliances, including a gas hob, electric oven, dishwasher and fridge/freezer, combining style with everyday practicality.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from its own en suite shower room. A contemporary family bathroom, complete with a full-sized bath, serves the second bedroom and guests alike, providing flexibility for modern living.

Finished to a high standard throughout, the property boasts a bright, neutral interior ready for its next owner to move straight into. Outside, residents enjoy attractive landscaped communal grounds centred around a picturesque lake, creating a peaceful environment rarely found so close to the city.

Further benefits include an allocated space within a secure gated car park, additional visitor parking, and a highly convenient location with excellent transport links, waterfront walks and a wealth of local amenities all within easy reach.

Whether you're a first-time buyer, professional couple or investor seeking a low-maintenance home in a desirable dockside location, this impressive apartment presents an outstanding opportunity.

Additional Images



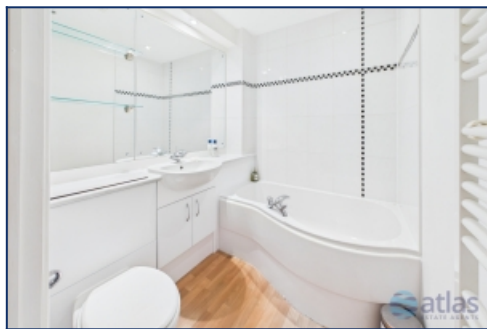
Bedroom One



Bedroom Two



Lounge



Bathroom



External



External



External



Hallway



Lounge



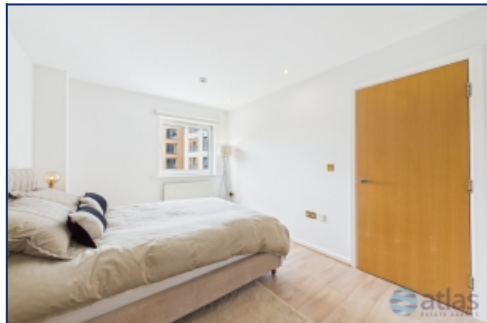
Kitchen



Lounge/Kitchen



Bedroom One



Bedroom One

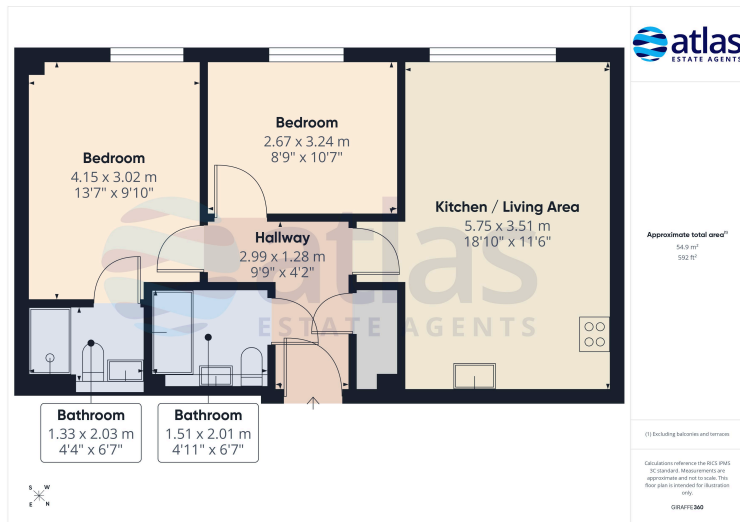


Ensuite To Bedroom One



Bedroom Two

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.