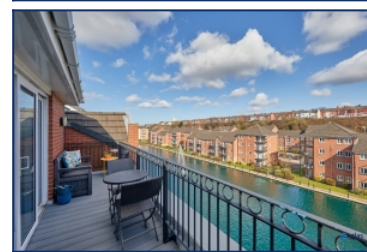
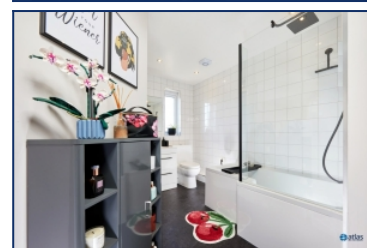
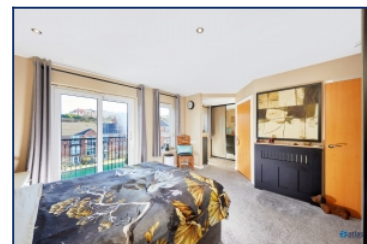


Ellerman Road, Brunswick Dock, L3



For Sale - £230,000 Offers in Excess of

Key Features

- 3 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C
- Stunning Views of the Communal Lake and Water Feature
- Multiple Balconies Offering Beautiful Panoramic Views
- Spacious Open-plan Lounge, Dining, and Kitchen Area
- Stylish and Contemporary Kitchen with Modern Fittings
- Three Generously Sized Double Bedrooms
- Master Bedroom with En-suite and Direct Balcony Access
- Elegant Modern Bathroom with a Bath and Overhead Shower
- Prestigious Dockside Location in the L3 Postcode, Just a 15-minute Walk to Brunswick Station
- Prime Location - a 5-minute Walk to the Promenade and a Short Drive to the Baltic Triangle
- Allocated Parking Space for Added Convenience

Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 2
- Floor Space: 936 square feet / 87 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £165 per calendar month
- Ground Rent: £174 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing

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: 975 year(s) (approx)
- Service Charge: £165 per calendar month
- Ground Rent: £174 per annum
- Leasehold Information: The ground rent is reviewed every five years in line with the Retail Price Index. The service charge will remain unchanged for 1st April 2025-31st March 2026, with no major works planned.

A pet permit is required, and large dogs are not allowed on City Quay. Sub-letting requires management company notification and a one-off fee of up to £100, with potential agent restrictions to be

confirmed.

An EWS1 form is not required, and new electric car charging points will be installed on-site from May 2025.

Description

Exquisite Duplex Penthouse Apartment with Breathtaking Waterfront Views

Atlas Estate Agents proudly presents this exceptional three-bedroom duplex penthouse, perfectly positioned across the 3rd and 4th floors of an exclusive dockside development on Ellerman Road, Brunswick Dock, L3. Nestled in a prestigious dockside location in the L3 postcode, this home offers an enviable lifestyle just a 15-minute walk to Brunswick Station and a 5-minute walk to the promenade. Additionally, it is only a short drive to the vibrant Baltic Triangle, making it a prime choice for those seeking the perfect balance of waterfront tranquility and city convenience.

Set across two well-appointed floors, the accommodation is designed to impress. The heart of the home is a spacious open-plan lounge, dining, and kitchen area—an inviting space filled with natural light and enhanced by stunning views of the communal lake and tranquil water feature. The modern kitchen is a chef's delight, featuring sleek fittings and premium appliances, perfect for both everyday living and entertaining.

The apartment offers three generously sized double bedrooms, each thoughtfully designed for comfort. The master bedroom is a true retreat, complete with a stylish en-suite and direct access to a private balcony, where you can unwind while taking in the panoramic waterfront scenery. The main bathroom, finished to an impeccable standard, features a contemporary suite with a bath and overhead shower, providing both luxury and convenience.

With multiple balconies showcasing breathtaking views, this penthouse invites you to embrace the beauty of dockside living. An allocated parking space adds to the ease of urban life, while the prime L3 location ensures that Brunswick Dock and an array of local amenities are just moments away.

Offering a perfect fusion of space, style, and scenery, this exceptional penthouse is not to be missed. Arrange your viewing today and discover the true meaning of waterfront luxury living.

Additional Images



Kitchen



Hallway



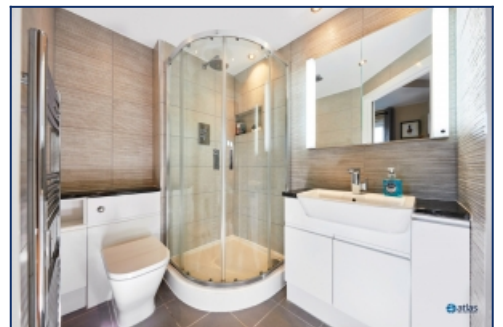
Bedroom One



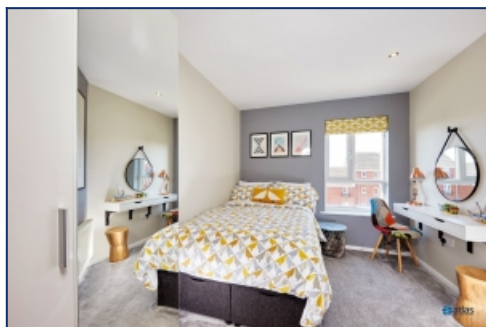
Bedroom One



Bedroom Balcony



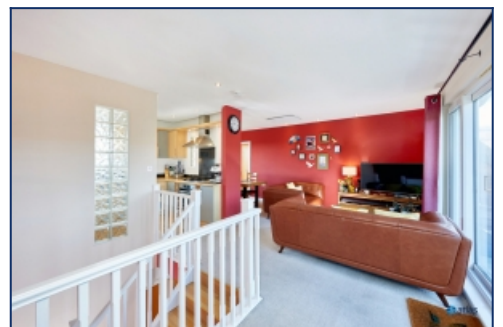
En-suite



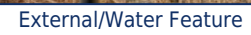
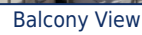
Bedroom Two



Office/Bedroom Three



Lounge

[illegible]

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

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.