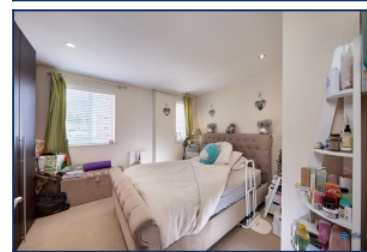


## Ellerman Road, Brunswick Dock, L3



**For Sale - £150,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Smooth and Speedy Purchase
- Stylish Open-Plan Living Area and Kitchen
- Picturesque Balcony Views Over the Water Feature
- Contemporary Fitted Kitchen with Modern Appliances
- Two Generously Sized Double Bedrooms
- Modern Shower Room with Quality Fittings
- Allocated Parking Space Included
- Close to Brunswick Dock and Waterfront Attractions
- Convenient Walking Distance to Brunswick Train Station
- Approximately 10 Minutes' Drive to the City Centre

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 597 square feet / 55 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £165 per calendar month
- Ground Rent: £174 per annum
- Parking: Visitors, Off Street, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### 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: 974 year(s) (approx)
- Service Charge: £165 per calendar month
- Ground Rent: £174 per annum

### Description

Set within the sought-after Brunswick Dock area, this stylish first-floor apartment on Ellerman Road is proudly presented to the market by Atlas Estate Agents and offers a perfect blend of modern comfort and waterside charm.

Designed with contemporary living in mind, the property features a bright and airy open-plan reception room and kitchen, where sleek, modern appliances meet ample space for dining and relaxing. From here, French doors open onto a private balcony, framing picturesque views over the tranquil water feature

- a perfect spot for morning coffee or evening unwinding.

The apartment offers two generously sized double bedrooms, each thoughtfully designed to maximise space and natural light. The modern shower room is fitted with quality fixtures, adding to the property's overall sense of refinement.

An allocated parking space is included, ensuring convenience alongside the enviable location. Just a short stroll from Brunswick Train Station and the waterfront attractions, and only around a ten-minute drive from Liverpool city centre, the property offers both excellent connectivity and vibrant surroundings.

Available with no onward chain for a smooth and speedy purchase, this home is ready to welcome its next owner to enjoy all the benefits of stylish dockside living.

## Additional Images



Bathroom



Hallway



Lounge



Lounge



Lounge



Kitchen



Bedroom



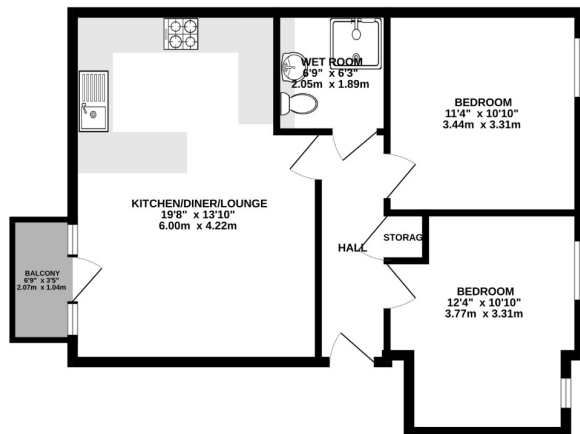
External/Water Feature



External

## Floor Plans

GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing measurements, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as a guide to the prospective purchaser. The intended use of the property should be taken into account and no guarantee is given as to the accuracy or efficiency of the plan.  
Made with AutoCAD



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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.