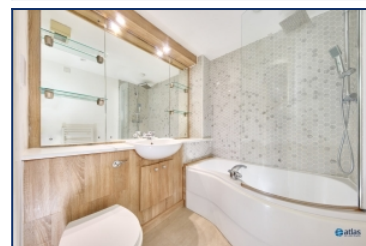
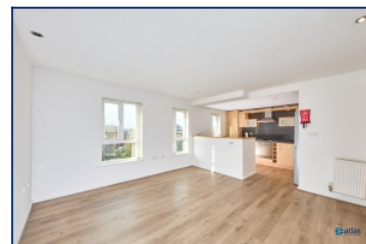


## Ellerman Road, Brunswick Dock, L3



**For Sale - £160,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Offered with the Advantage of No Onward Chain
- Recently Fitted Flooring Throughout
- Spacious Open-plan Kitchen and Living Area
- Contemporary Kitchen with Integrated Appliances
- Two Generously Sized Double Bedrooms
- Stylish Modern Bathroom with Bath and Overhead Shower
- Additional Storage in Hallway
- Allocated Parking Space Plus Visitor Parking in Secure, Gated Car Park
- Double Glazed Windows and Gas Central Heating (including New Boiler)
- Just Moments from Scenic Riverside/waterfront Locations with Riverviews

### Further Details

- Tenure: Leasehold
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 593 square feet / 55 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,246 per annum
- Ground Rent: £168 per annum
- Parking: Visitors, Allocated
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Washing Machine

### 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: £1,246 per annum
- Ground Rent: £168 per annum
- Leasehold Information: The lease commenced on 27 July 2001 with an original term of 999 years. The current ground rent is £167.78, subject to review every five years, with increases in line with the Retail Price Index. For the 2023-2024 period, the service charge is £1,245.66, with the same amount proposed for the next financial year (1 April 2024 to 31 March 2025). There are no major works planned that would impact the service charge. Pets are allowed on the property, and there are no restrictions on keeping them.

Regarding sub-letting, the Management Company requires notification and a one-off fee of up to £100. An ESW1 form is not required for this property.

## Description

Atlas Estate Agents proudly present this exquisite third-floor apartment on Ellerman Road, situated in the desirable Brunswick Dock area, with stunning river views.

Step into a stylish and spacious two-bedroom flat, thoughtfully designed to combine modern comfort with an inviting sense of home. Offered with the rare advantage of no onward chain, this property boasts recently fitted flooring throughout and is ready to welcome its new owners without delay.

The heart of this home is a beautifully appointed, open-plan kitchen and living area, where natural light pours through double-glazed windows, creating a bright and airy ambience. The contemporary kitchen is fully equipped with integrated appliances and seamlessly flows into the reception room—perfect for entertaining guests or unwinding in your own private haven. From here, enjoy breathtaking views of the river, adding a touch of tranquility to everyday living.

Both bedrooms are generously sized doubles, providing ample room for comfort and versatility. The sleek, modern bathroom features a full-sized bath with an overhead shower, blending convenience with style. Extra storage space in the hallway ensures a clutter-free living environment, making the most of the apartment's practical layout.

Residents will also enjoy secure, gated parking, with an allocated space and additional visitor parking available—a rare asset in this sought-after area. Recently fitted with a new boiler, the property benefits from efficient gas central heating, ensuring warmth and comfort year-round.

Just a stone's throw from scenic waterfront locations, this property perfectly combines urban convenience with the serenity of riverside living. Don't miss your chance to view this delightful apartment, where contemporary living meets unmatched convenience in one of Liverpool's most charming settings.

## Additional Images



Bedroom



Communal Area



Hallway



Lounge



Kitchen

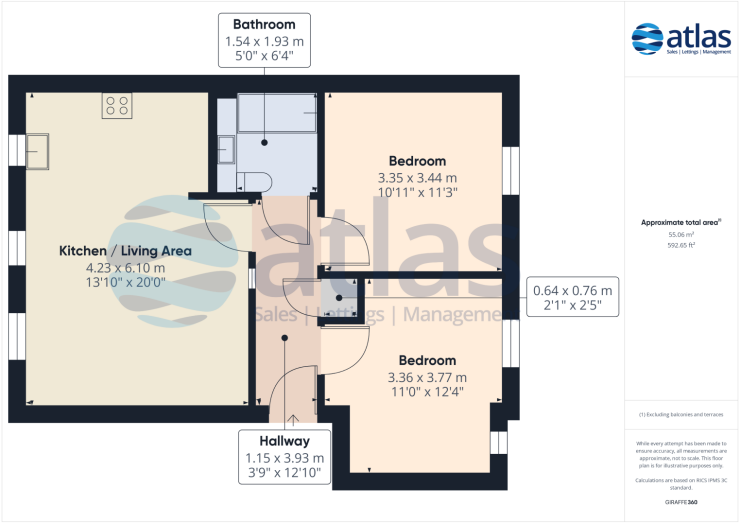


Bedroom



Front Elevation

## Floor Plans



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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.