

## Ellerman Road, Brunswick Dock, L3



For Sale - £170,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Bright and Spacious Open-Plan Kitchen and Living Area, Ideal for Modern Living
- Contemporary Fitted Kitchen with Sleek Cabinetry and Fully Integrated Appliances
- Two Generous Double Bedrooms Offering Comfortable and Versatile Accommodation
- Stylish Modern Bathroom Featuring a Full-Size Bath with Overhead Shower
- Practical Built-In Storage Space Conveniently Located in the Hallway
- Secure Allocated Parking Space for Added Convenience
- Sought-After Dockside Location Within the Desirable L3 Postcode
- Excellent Transport Links Providing Easy Access Across the City and Beyond

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 56 square metres / 603 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,573 per annum
- Ground Rent: £166 per annum
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, 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: 974 year(s) (approx)
- Service Charge: £1,573 per annum
- Ground Rent: £166 per annum

### Rental Information

- Current Rent: £900 per calendar month
- Gross Yield (Based on Current Rent): 6.4%
- Estimated Rental Value (ERV): £900 per calendar month
- Gross Yield (Based on ERV): 6.4%

- Tenancy Start Date: 01/02/25
- Tenancy Fixed Term: 12 months

## Description

Brought to the market by Atlas Estate Agents, this stylish ground floor apartment occupies an enviable position on Ellerman Road, set within the popular dockside surroundings of Brunswick Dock, L3.

The accommodation is thoughtfully arranged over a single level and opens into a bright and spacious open-plan kitchen and reception area, perfectly suited to contemporary living. The sleek fitted kitchen is finished with modern cabinetry and fully integrated appliances, creating a clean, streamlined space that flows effortlessly into the living area — ideal for both relaxing and entertaining.

Two generous double bedrooms provide comfortable and versatile accommodation, each offering ample space for rest, work or guests. Completing the interior is a stylish modern bathroom, fitted with a full-size bath and overhead shower, alongside practical built-in storage discreetly positioned within the hallway.

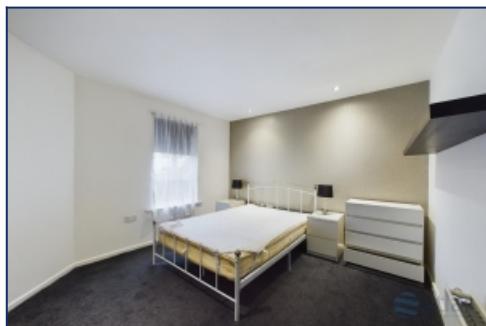
Further benefits include a secure allocated parking space, adding everyday convenience, and the advantage of no onward chain, allowing for a smooth and straightforward purchase.

Situated in a sought-after L3 dockside location, the apartment enjoys excellent transport links, offering easy access across the city and beyond. This is an exceptional opportunity to acquire a well-appointed home in one of Liverpool's most desirable waterfront settings.

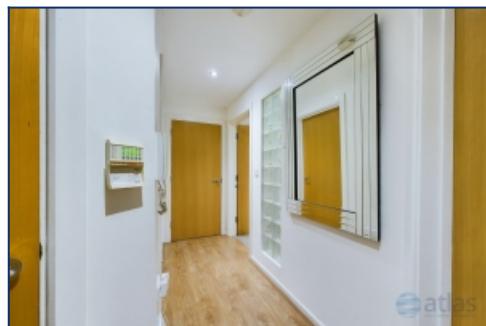
## Additional Images



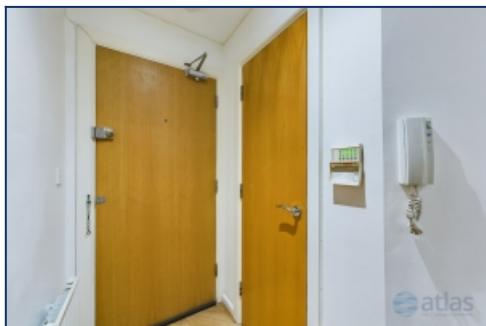
Living Area



Bedroom



Hallway



Hallway



Kitchen



Kitchen/Living Area



Bedroom

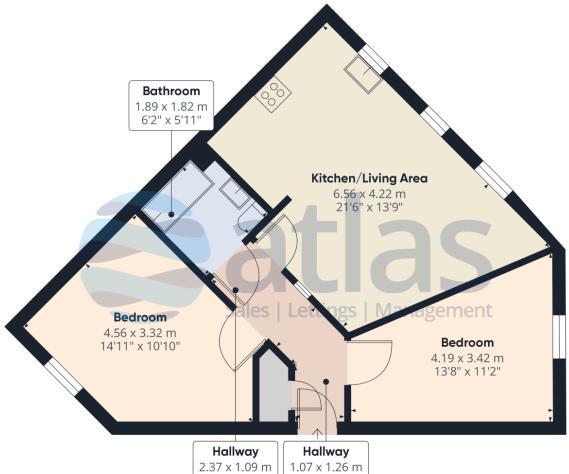


Bedroom



Bedroom

## Floor Plans



Approximate total area<sup>(1)</sup>  
55.62 m<sup>2</sup>  
598.69 ft<sup>2</sup>

(1) Excluding balconies and terraces  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS/PMSA standard.  
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Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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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.