

## Ellerman Road, City Centre, L3



## For Sale - £155,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Prime Docksider Location Within the Desirable L3 Postcode
- Spacious Open-Plan Living and Dining Area
- Located on Fourth Floor
- Two Generously Sized Double Bedrooms
- Stylish Modern Fitted Bathroom
- Contemporary, Fully Fitted Kitchen
- Beautifully Maintained Communal Gardens with an Attractive Water Feature
- Conveniently Located Within Walking Distance of Brunswick Train Station
- Allocated Parking Plus Additional Visitor Parking
- Can Be Sold with or Without Furniture at No Additional Cost

### Further Details

- Tenure: Leasehold
- Floor: 4 (no lift)
- No. of Floors: 1
- Floor Space: 642 square feet / 60 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £111.26 per month
- Ground Rent: £174 per year
- Parking: Visitors, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), 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: £111 per calendar month
- Ground Rent: £174 per annum

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented apartment occupies an enviable position on Ellerman Road in the heart of the L3 City Centre, enjoying a prime docksider setting that perfectly blends urban living with waterside tranquillity. Positioned on the fourth floor, the property offers well-proportioned accommodation arranged over a single level and is sold fully furnished, making it an ideal turnkey purchase for both owner-occupiers and investors alike. Additionally, the apartment benefits from boarded attic space, providing versatile storage options.

At the heart of the home is a spacious open-plan living and dining area, bathed in natural light and thoughtfully designed for both relaxation and entertaining. The contemporary, fully fitted kitchen sits seamlessly within this space, offering sleek cabinetry and modern appliances. The apartment boasts two generously sized double bedrooms, each comfortably furnished and providing a calm retreat from city life, while the stylish, modern fitted bathroom completes the interior with a clean, sophisticated finish.

Beyond the apartment itself, residents benefit from beautifully maintained communal gardens, enhanced by an attractive water feature that echoes the dockside surroundings. Allocated parking, along with additional visitor spaces, adds everyday convenience, while Brunswick train station is just a short walk away, offering excellent transport links. With its sought-after location, generous proportions and effortless move-in appeal, this apartment represents an outstanding opportunity to enjoy contemporary city living at its finest.

## Additional Images



External



Living Area



Kitchen/Living Area



Kitchen



Hallway



Bedroom

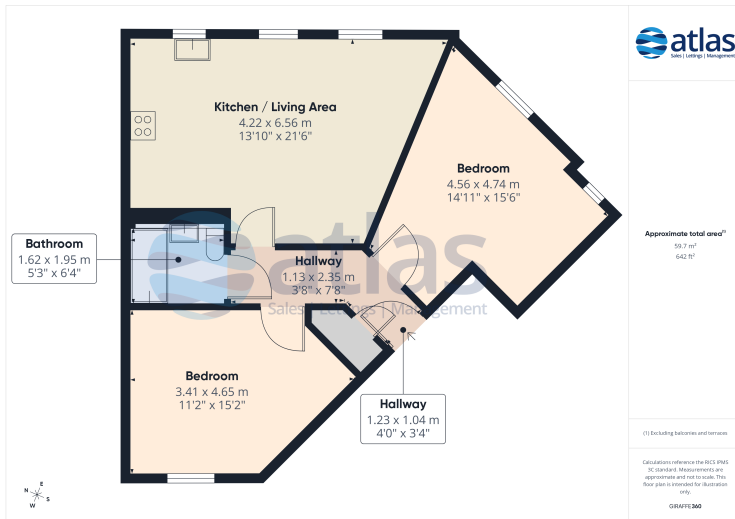


Bedroom



External

## Floor Plans



Fax: 0151 727 4943

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.