

## Ellerman Road, Brunswick Dock, L3



**For Sale - £140,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Open-Plan Kitchen and Living Area
- Modern Kitchen with Electric Oven and Gas Hob
- Two Double Bedrooms
- Modern Kitchen with Bath and Overhead Shower
- Storage of Hallway
- Audio Intercom Access
- Allocated Parking and Visitor Parking in Secure Car Park
- 10 Minute Drive to City Centre & Close to Excellent Amenities
- Prime Docksider Location, L3 Postcode

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 56 square metres / 600 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,254 per annum
- Ground Rent: £142 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Gated, Allocated
- Heating/Energy: Gas Central Heating, 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: £1,254 per annum
- Ground Rent: £142 per annum

### Description

A Stylish Docksider Retreat on Ellerman Road

Brought to the market by Atlas Estate Agents, this delightful ground-floor apartment on Ellerman Road offers the perfect blend of modern convenience and prime location in the sought-after Brunswick Dock area, L3.

Stepping into this well-designed home, you'll find accommodation thoughtfully arranged over one floor. The heart of the property is the open-plan kitchen and reception room, an inviting space perfect for entertaining or relaxing. The modern kitchen boasts sleek finishes, an electric oven, and a gas hob, making it a dream for home cooks.

The property features two generously sized double bedrooms, offering ample space for rest and retreat. The contemporary bathroom is fitted with a bath and overhead shower, ensuring comfort and style. Additional storage can be found off the hallway, keeping the living areas tidy and organised.

Practicality meets security with audio intercom access, allocated parking, and visitor parking within a secure car park. With no onward chain, moving into this home is as seamless as the lifestyle it promises.

Situated just a 10-minute drive from Liverpool's vibrant city centre and surrounded by excellent amenities, this apartment combines convenience with the serenity of its prime dockside location.

Ideal for first-time buyers, investors, or those seeking a low-maintenance lifestyle in the heart of L3, this property is a rare gem waiting to be discovered.

Arrange your viewing today and step into your new chapter.

## Additional Images



Lounge



Hallway



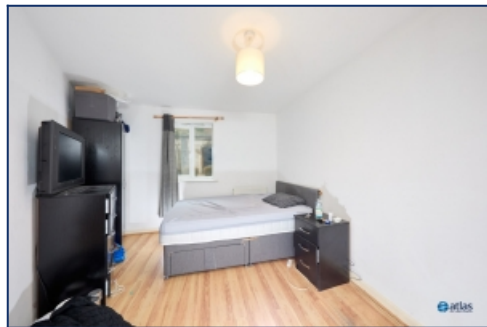
Lounge/Kitchen



Lounge



Kitchen



Bedroom



External

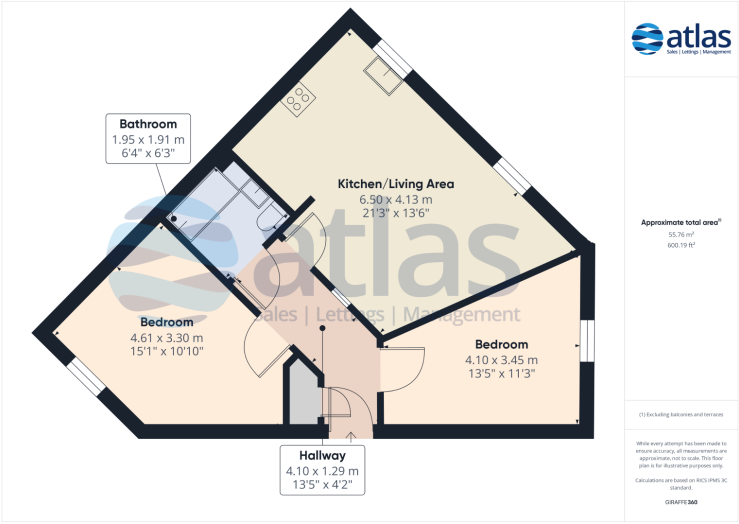


External



External Car Park

## Floor Plans



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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.