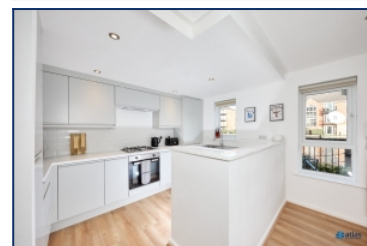
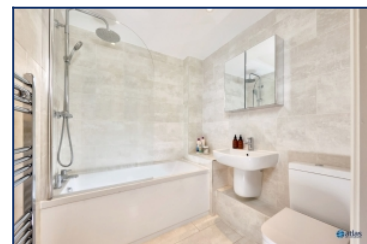


Ellerman Road, Brunswick Dock, L3



For Sale - £170,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- Open-plan Living and Kitchen Area with Balcony Access
- Beautiful Views from Balcony
- Contemporary Kitchen with Integrated Appliances and Extractor Fan
- Two Double Bedrooms
- Second Bedroom/home Office with Fitted Wardrobes
- Modern Bathroom with Bath and Overhead Shower
- Convenient Storage Space Located Off the Hallway
- Close Proximity to Brunswick Dock
- Picturesque Views of the Communal Lake and Water Feature
- No Onward Chain

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 563 square feet / 52 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,166 per annum
- Ground Rent: £175 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Gated, Allocated
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob, Microwave, Fridge/Freezer, Washer Dryer

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: £1,166 per annum
- Ground Rent: £175 per annum

Description

A Stylish Ground Floor Flat with Stunning Views.

Brought to the market by Atlas Estate Agents, this well-appointed ground floor flat offers a contemporary living space in the sought-after Brunswick Dock area, L3. Perfectly situated on Ellerman Road, the property boasts a delightful blend of modern comforts and scenic beauty, all within close proximity to the

iconic Brunswick Dock.

This property is offered with no onward chain, making it an attractive option for buyers looking for a smooth and speedy purchase.

Upon entry, the property unfolds into a spacious, open-plan living and kitchen area, flooded with natural light and offering access to a private balcony. From here, you can enjoy the picturesque views of the communal lake and water feature – a tranquil setting that is sure to impress. The contemporary kitchen is well-equipped with integrated appliances, making it ideal for both everyday living and entertaining.

The flat comprises two generously sized double bedrooms. The master bedroom offers ample space, while the second bedroom serves as a versatile room, perfect as a guest room or home office, complete with fitted wardrobes for added storage. A modern bathroom completes the accommodation, featuring a bath with an overhead shower for added convenience.

Storage is not an issue, with additional space located off the hallway to keep your belongings neatly tucked away. The property benefits from double glazing throughout and gas central heating, ensuring comfort all year round.

With its convenient location, stunning views, high-quality finishes, and no onward chain, this ground floor flat offers an ideal opportunity for those seeking a stylish home in a prime waterside location. Early viewing is highly recommended.

Additional Images



Bedroom



Hallway



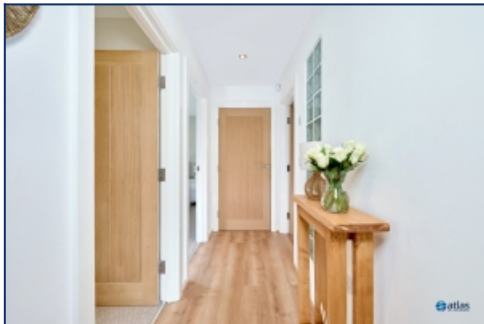
Lounge/Kitchen



Lounge/Kitchen



Lounge/Kitchen



Hallway



Office/Bedroom



External



External



Balcony

Floor Plans

