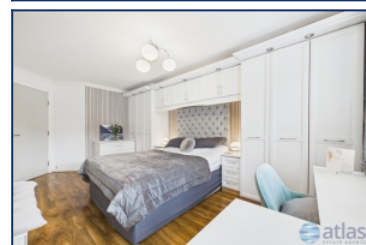
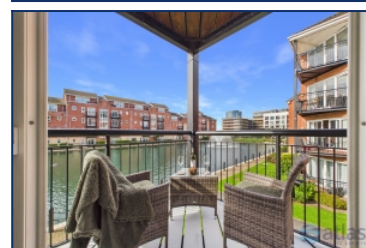


Ellerman Road, Brunswick Dock, L3



For Sale - £220,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: Pending
- Beautifully Presented and Welcoming Entrance Hallway
- Spacious Open-Plan Kitchen and Living Area
- Contemporary Living Space with a Stylish Feature Wall
- Modern Kitchen with Integrated Appliances and Breakfast Bar
- Delightful Private Balcony Boasting Stunning Views Across the Water
- Two Generously Proportioned and Beautifully Presented Bedrooms
- Stylish, Modern Bathroom with Contemporary Fittings
- Allocated Parking Space Plus Two Additional Visitor Parking Spaces
- Highly Sought-After Location with Excellent Local Amenities

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 63 square metres / 682 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £135.00 per month
- Ground Rent: £174 per year
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Allocated
- No. of Parking Spaces: 3
- Outside Space: Balcony
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Microwave

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: 973 year(s) (approx)
- Service Charge: £135 per calendar month
- Ground Rent: £174 per annum
- Leasehold Information: Restrictions on keeping pets or sub-letting (both short and long term).

Description

A Stunning Two-Bedroom Waterfront Apartment with Breathtaking Views - Ellerman Road, Brunswick Dock, L3

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom apartment occupies a desirable second-floor position on Ellerman Road, within the highly sought-after Brunswick Dock development. Offering an exceptional blend of contemporary style, spacious accommodation and stunning waterfront views, this impressive home presents a fantastic opportunity for first-time buyers, professionals and those seeking a stylish waterside retreat. Offered for sale with no onward chain, the property is ready for its next chapter.

Upon entering, you are greeted by a beautifully presented and welcoming entrance hallway, setting the tone for the stylish interiors that await. The heart of the home is undoubtedly the wonderfully spacious open-plan kitchen and living area, thoughtfully designed to create a bright, sociable environment ideal for both relaxing and entertaining. The contemporary reception space boasts an eye-catching feature wall, adding a touch of sophistication and character, whilst the seamless layout provides plenty of room for comfortable living and dining.

The sleek, modern kitchen perfectly complements the living space, featuring stylish cabinetry, integrated appliances and a convenient breakfast bar, ideal for casual dining or enjoying your morning coffee.

One of the property's most captivating features is its delightful private balcony, offering breathtaking views across the water. Whether enjoying a peaceful morning coffee or unwinding as the sun sets, this wonderful outdoor space provides the perfect setting to appreciate the picturesque waterfront surroundings.

The apartment also benefits from two generously proportioned and beautifully presented bedrooms, both offering inviting spaces in which to relax and unwind. Completing the accommodation is a stylish, modern bathroom, finished with contemporary fittings to create a sleek and practical space.

Further enhancing the appeal of this fantastic home is an allocated parking space, alongside two additional visitor parking spaces, providing welcome convenience for residents and guests alike.

Perfectly positioned in the ever-popular Brunswick Dock area, the apartment enjoys a superb location within easy reach of Liverpool's vibrant city centre, the iconic waterfront and an excellent selection of shops, restaurants, cafés and leisure facilities. Convenient transport links further add to the appeal of this desirable waterside setting.

Combining contemporary interiors, generous living accommodation and spectacular water views, this exceptional apartment offers an enviable lifestyle in one of Liverpool's most desirable waterfront locations. With the added advantage of no onward chain, early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Additional Images



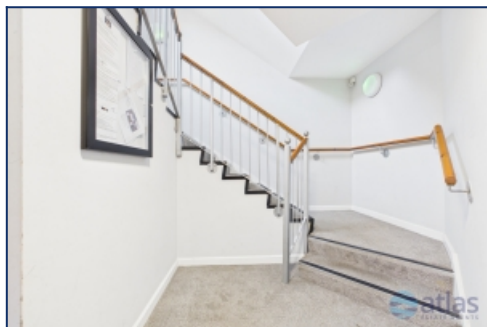
Front Elevation



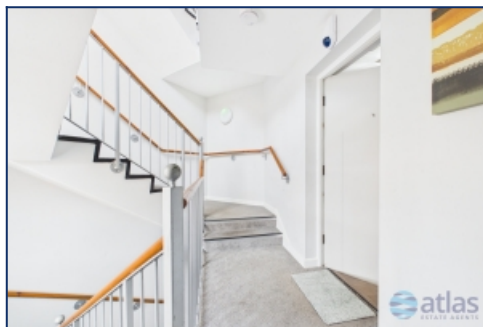
Views



Aerial View Balcony



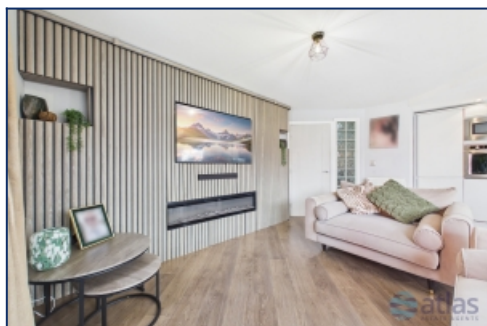
Communal Area



Communal Area/Entrance



Hallway



Living Space



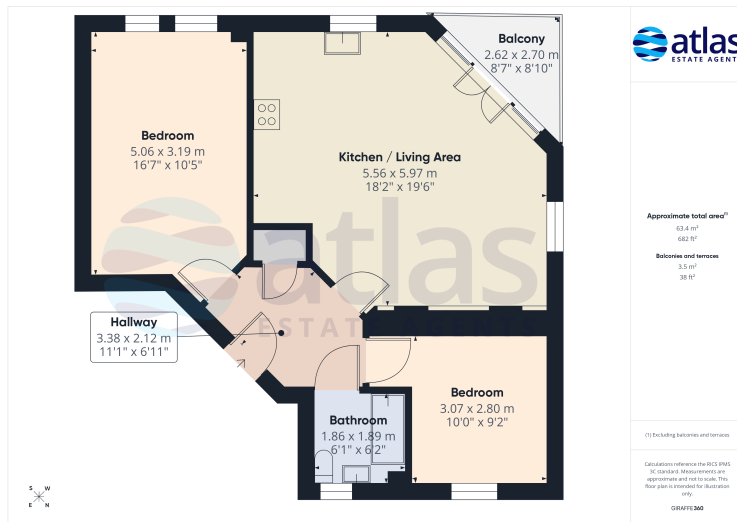
Living Space



Kitchen



Floor Plans



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Mossley Hill, Liverpool, L18 1LN

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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.