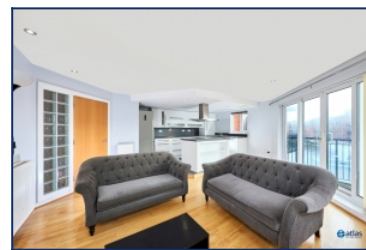
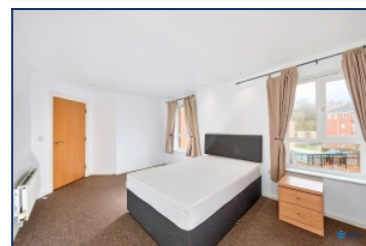


Ellerman Road, Brunswick Dock, L3



For Sale - £175,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Hassle-free Purchase
- Spacious Open-plan Living/kitchen with Balcony Access
- Beautiful Views from Balcony
- Two Generous Double Bedrooms
- Modern Bathroom with Bath and Overhead Shower
- Storage in Hallway
- Close Proximity to Brunswick Dock
- Scenic Communal Lake and Water Feature
- Communal Parking
- Double Glazing and Gas Central Heating

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 704 square feet / 65 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £120 per calendar month
- Ground Rent: £163 per annum
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 21/07/2004 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 20/07/3003 (approx)
- Lease Term Remaining: 977 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: £163 per annum
- Leasehold Information: Annual ground rent payable in two six-monthly instalments in January and July.

There is a mechanism for the ground rent to potentially increase annually in line with increases in retail prices index (RPI).

Service charge has been the same since April 2022 and is, therefore, stable.

Pets should not be kept without prior written consent of the manager.

Subletting requires written consent from manager.

Description

Stylish Second-Floor Apartment with Balcony & Scenic Views

Atlas Estate Agents are delighted to present this stunning two-bedroom apartment, perfectly positioned on the sought-after Ellerman Road, just moments from the picturesque Brunswick Dock. Offering a seamless blend of style and convenience, this first-floor residence is an ideal choice for first-time buyers, professionals, or those seeking a hassle-free move, with no onward chain.

Step inside and discover spacious open-plan living, where a modern kitchen flows effortlessly into the inviting reception area. Flooded with natural light, this versatile space extends onto a private balcony, boasting beautiful views over the scenic communal lake and water feature—a serene setting to unwind after a long day.

The apartment features two generously sized double bedrooms, providing comfortable retreats for rest and relaxation. The contemporary bathroom is elegantly finished, complete with a bath and overhead shower, offering both style and practicality. Thoughtful touches such as ample hallway storage, double glazing, and gas central heating ensure comfort and efficiency throughout the seasons.

Nestled within a well-maintained development, residents can enjoy communal parking, the tranquillity of the waterfront surroundings, and the added security of electric gates at the entrance, ensuring peace of mind and privacy. With excellent transport links and local amenities, everything you need is right on your doorstep.

With its spacious layout, scenic outlook, and prime location, this fantastic property is not to be missed. Contact Atlas Estate Agents today to arrange a viewing!

Additional Images



Living Area / Kitchen



Hallway



Kitchen



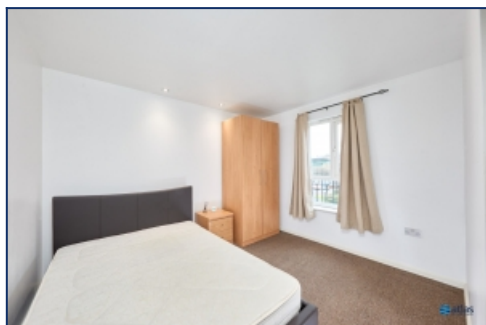
Kitchen



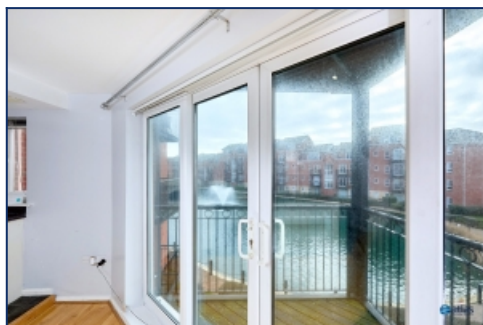
Living Area / Kitchen



Bathroom



Bedroom

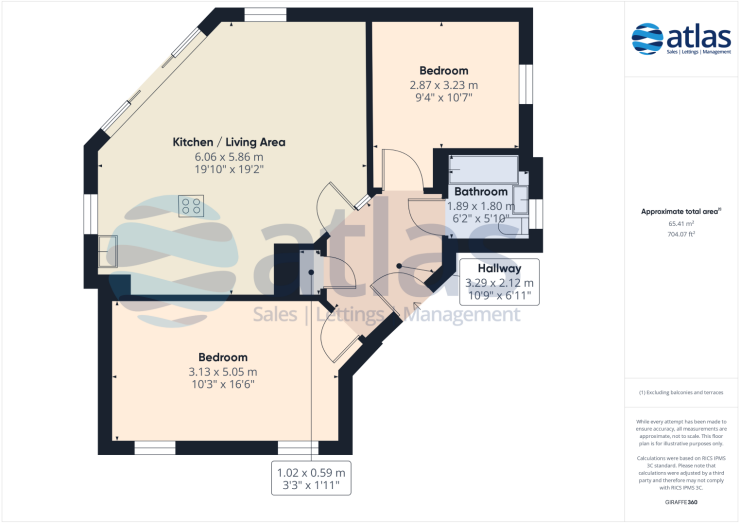


Balcony



Front Elevation

Floor Plans



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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.