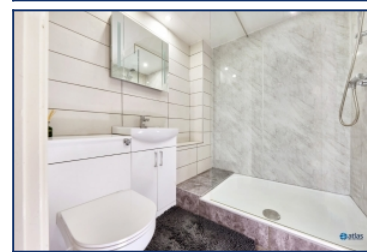
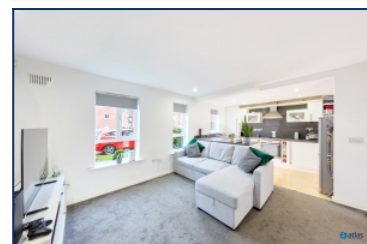


Ellerman Road, City Centre, L3



For Sale - £150,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Open-plan Kitchen, Dining and Living Space
- Contemporary Kitchen with Integrated Appliances and Extractor Fan
- Modern, Fully Tiled Bathroom with Large Walk-in Shower
- Spacious and Bright Master Bedroom
- Second Bedroom Perfect for Use as a Home Office
- Situated Within a Secure, Gated Complex
- 1x Gated, Allocated Parking Space, as Well as Visitor Parking
- Secure Audio Intercom Entry System
- Close Proximity to the Promenade & City Centre
- Beautiful Communal Lake with Fountain

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 52 square metres / 565 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £97 per calendar month
- Ground Rent: £161 per annum
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Visitors, Off Street, Gated, Bike Rack, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- 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: 975 year(s) (approx)
- Service Charge: £97 per calendar month
- Ground Rent: £161 per annum
- Leasehold Information: Ground rent paid every half year, meaning two payments of £80.60 each year.

To own pets in the building, you are required to obtain a pet permit from the board of directors.

There is no known mechanism for increase of the ground rent. It

has, however, increased by £5 since 2020.

Description

Brought to the market by Atlas Estate Agents, this stylish two-bedroom apartment offers contemporary living in a sought-after location, just moments from the city centre and the picturesque promenade.

Nestled within a secure, gated complex, this ground-floor residence boasts a spacious open-plan kitchen, dining, and living area – an inviting space designed for both relaxation and entertaining. The sleek, modern kitchen is fitted with integrated appliances and an extractor fan, ensuring both style and practicality.

The master bedroom is generously proportioned and bathed in natural light, while the second bedroom provides a versatile space, ideal as a home office or guest room. The fully tiled, modern bathroom features a luxurious walk-in shower, adding to the property's contemporary appeal.

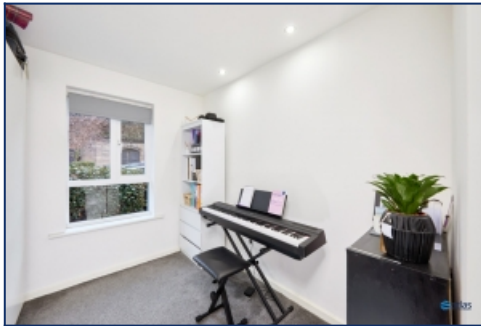
Further benefits include a secure audio intercom entry system, an allocated gated parking space, visitor parking, and access to beautifully maintained communal gardens featuring a serene lake with a fountain.

With the city centre and waterfront just a short stroll away, this apartment offers the perfect blend of urban convenience and peaceful surroundings.

Additional Images



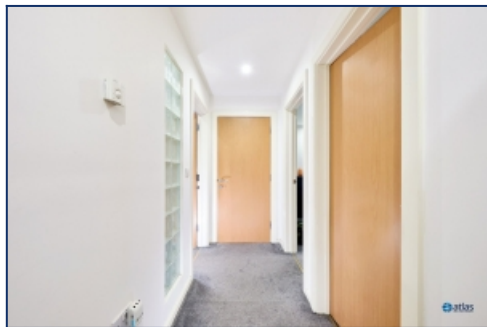
Bedroom 1



Bedroom 2



Entrance Hallway



Entrance Hallway



Kitchen/Diner/Lounge



Kitchen/Diner/Lounge

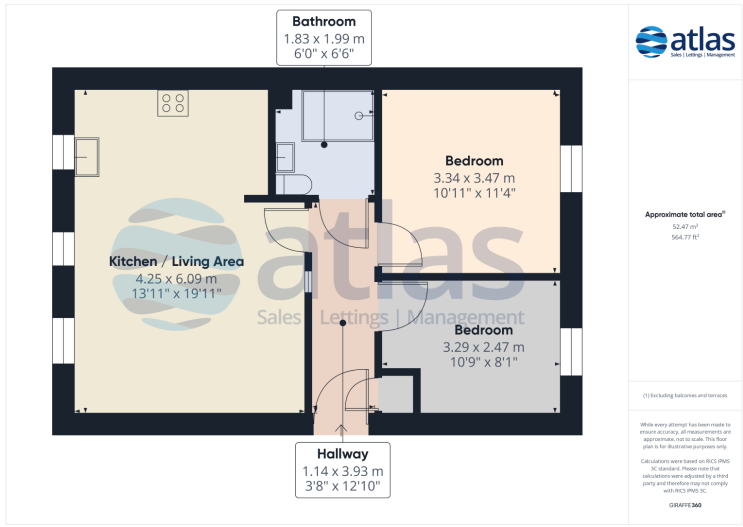


Communal Lake



External

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.