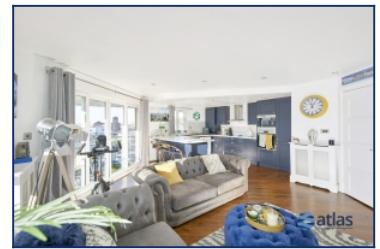


## Ellerman Road, City Centre, L3



**For Sale - £170,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C78
- Well Presented & Spacious Throughout on a Corner Plot in Building
- Attractive Modern Kitchen with Appliances Included
- Balcony Off Living Area with Stunning Views of the River Mersey
- Modern Bathroom with Walk-in Shower Enclosure
- Open Plan Dining/Kitchen/Living Room with Patio Doors
- Communal Gardens
- Secure, Gated Allocated Parking & Visitor Parking
- Excellent Location - 5 Minute Walk to the Promenade
- Close to Great Transport Links - 5 Minute Drive to Brunswick Station
- Ideal First Time Buyer/Investment Property

### Further Details

- Tenure: Leasehold
- Floor: 4 (no lift)
- No. of Floors: 1
- Floor Space: 76 square metres / 816 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £139 per calendar month
- Ground Rent: £168 per annum
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Gated, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Microwave, Fridge/Freezer, Dishwasher

### 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: 976 year(s) (approx)
- Service Charge: £139 per calendar month
- Ground Rent: £168 per annum

### Description

Welcome to a stunning residence brought to the market by Atlas Estate Agents - a sleek flat nestled in the heart of Ellerman Road, City Centre, L3. This exceptional property is not just a home; it's an invitation to a lifestyle of comfort, convenience, and captivating views.

Step into a world of modern elegance as you explore this two-bedroom gem. The accommodation is thoughtfully arranged over a single floor, ensuring seamless living and a spacious ambiance throughout. The well-presented interiors exude a contemporary charm that is both inviting and stylish.

The heart of the home lies in its attractive modern kitchen, fully equipped with high-end appliances that effortlessly blend form and function. Picture yourself entertaining guests in the open plan dining/kitchen/living room, where patio doors seamlessly connect the indoors with a private balcony offering

stunning views of the majestic River Mersey.

Experience the epitome of relaxation in the modern bathroom, complete with a walk-in shower enclosure that adds a touch of luxury to your daily routine. The two bedrooms provide comfortable retreats, and the entire flat is bathed in natural light, creating a warm and inviting atmosphere.

For those who appreciate outdoor spaces, the communal gardens provide a tranquil escape within the urban oasis. Secure, gated allocated parking and visitor parking ensure convenience and peace of mind in this bustling city center location.

Location is key, and this property boasts an excellent one â€¦ a mere 5-minute walk to the promenade for leisurely strolls along the water's edge. For commuters, the great transport links, including a 5-minute drive to Brunswick Station, make this an ideal home base for those who value accessibility.

Whether you're a first-time buyer seeking a place to call your own or an investor looking for a lucrative opportunity, this property ticks all the boxes. Don't miss your chance to own a piece of urban sophistication in this thriving city. Contact Atlas Estate Agents today and step into a world of modern living at its finest.

## Additional Images



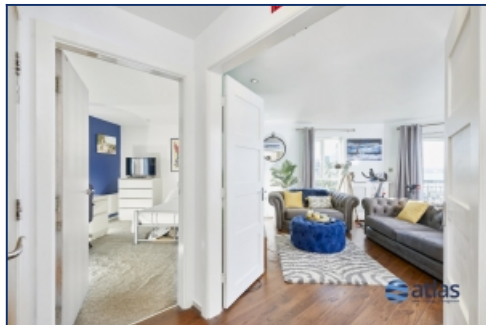
Master Bedroom



Communal Gardens



Front



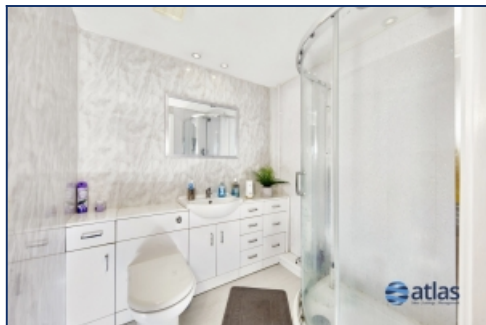
Hallway



Living Room



Living Area / Kitchen



Bathroom



Master Bedroom



Bedroom 2



Back External

## 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.