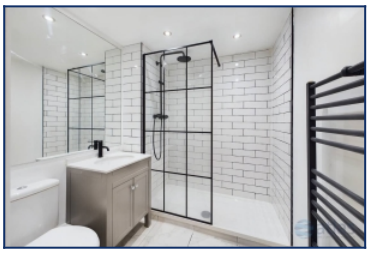
# Ellerman Road, City Centre, L3



# To Let - £975 per calendar month

## Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C78
- Beautifully Presented Apartment
- Minutes from City Centre
- Modern Kitchen & Bathroom
- Situated in the Prestigious City Quay Development
- Comes with Secure Allocated Parking Space
- Walking Distance to Brunswick Train Station
- Minutes from Beautiful Riverside/Waterfront
- Close to Albert Dock
- Good Local Amenities

## Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 53 square metres / 570 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas)
- Bills Included: None

## Move-in Costs

- Security Deposit: £1,125.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £225.00. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

## Letting Information

- Date Available From: 13/11/26
- Minimum Annual Household Income: £29,250
- Guarantor NOT required (subject to referencing)

## Description

.Introducing an exceptional opportunity brought to you by Atlas Estate Agents:

Step into contemporary urban living with this stunning flat located in the heart of Ellerman Road, City Centre, L3. Boasting a perfect blend of convenience and comfort, this beautifully presented apartment is now available to let.

Enter into a welcoming reception room, ideal for entertaining guests or unwinding after a busy day and the open plan modern kitchen offers both style and

functionality.

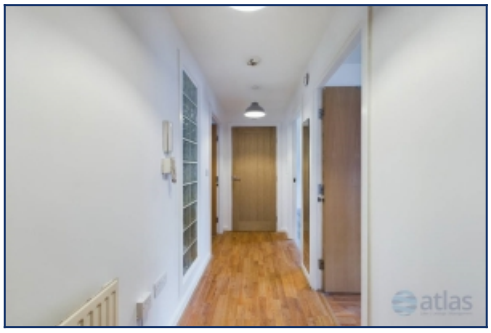
This thoughtfully designed property features two bedrooms and a well-appointed bathroom, providing ample space for relaxation and privacy. With accommodation arranged over a single floor and situated on the ground level, accessibility is effortless.

Nestled within the prestigious City Quay Development, residents enjoy the perks of contemporary living at its finest. Plus, with secure allocated parking included, peace of mind is guaranteed.

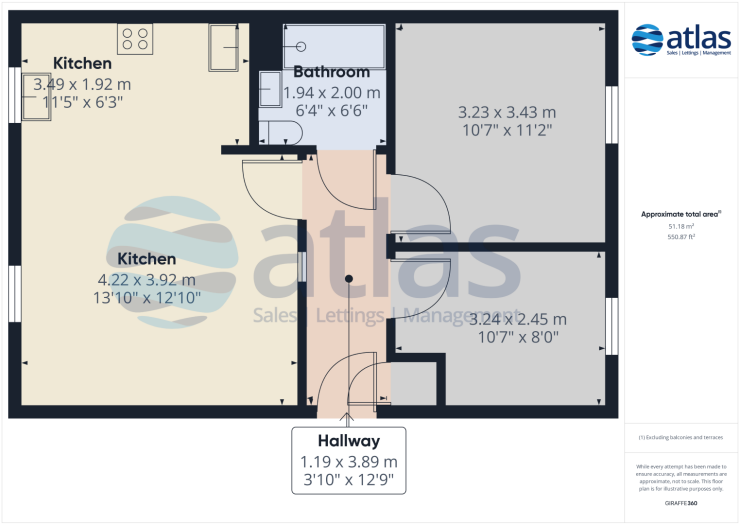
Experience the vibrant pulse of city life with Brunswick Train Station just a leisurely stroll away, ensuring seamless connectivity to surrounding areas. Immerse yourself in the charm of the riverside, mere minutes from your doorstep, or take a leisurely walk to the iconic Albert Dock for a taste of Liverpool's rich cultural heritage.

Unfurnished and awaiting your personal touch, this flat offers endless possibilities for you to create your perfect urban sanctuary. Don't miss this opportunity to reside just moments from the bustling city center, surrounded by an array of local amenities. Seize the chance to make Ellerman Road your new address and elevate your lifestyle today.

## Additional Images



## 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.