



## City Quay Ellerman Road, Liverpool, Merseyside L3 4FH

Asking Price £135,000

Are you looking to take your first step onto the property ladder or are you searching for an ideal buy to let opportunity?

Set within the popular City Quay development is this well presented, two bedroom upper floor apartment. This is bound to be popular among buyers given the strong transport infrastructure giving easy access to Liverpool City Centre & surrounding areas. The Promenade and The River Mersey are just a short walk away, giving buyers the opportunity to enjoy one of the areas premier recreational spots.

Accessed via the communal hallway with stair access, the accommodation comprises; inviting entrance hall with storage cupboard, spacious kitchen/living room ideal for entertaining guests, two double bedrooms and a modern three-piece bathroom. The development offers secure gated access and communal gardens with feature lake!

The property is available with a sitting tenant or vacant possession.

Further benefits include NO ONWARD CHAIN, gas central heating and double glazing.

Viewing is essential!



## Hallway

Radiator, spotlights & storage cupboard.

## Kitchen diner/living area

Range of wall & base units, gas hob, electric oven, extractor hood, integrated fridge freezer, tiled floor, tiled splash back, stainless steel sink with drainer, combi boiler, 2 x radiators & 2 x double glazed windows.

## Bedroom 1

2 x double glazed windows & radiator.

## Bedroom 2

Double glazed window & radiator.

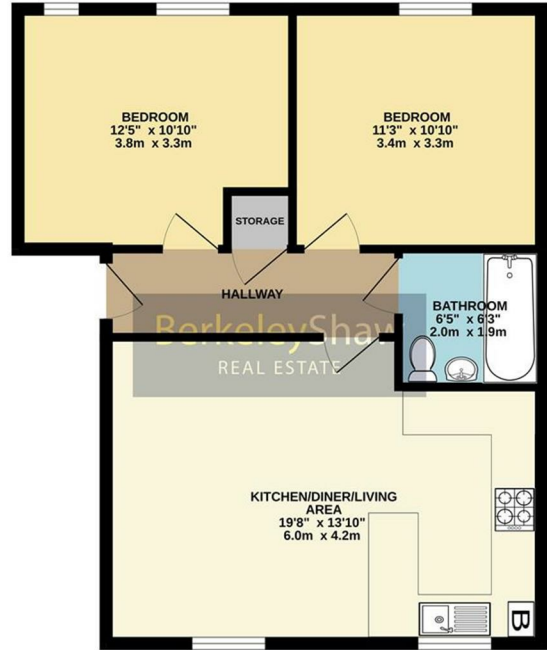
## Bathroom

Basin, WC, tiled floor, vertical radiator, bath with shower & glass screen.

## Externally

Resident parking, secure gated access & communal gardens.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		79	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

