



BerkeleyShaw

255 Ellerman Road, Liverpool, L3 4FG

Offers Over £175,000

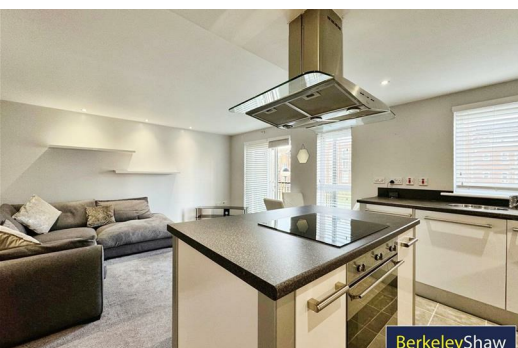
Are you looking to take your first step onto the property ladder or are you searching for an ideal buy to let opportunity just minutes walk from the River Mersey?

Set within the popular City Quay development is this well presented, two bedroom first floor apartment with balcony and views across the water feature. Ideally placed for access into Liverpool City Centre and with The River Mersey just minutes walk away, this is bound to be popular with potential buyers. The surrounding area further offers a range of amenities including a gym & shopping facilities. Taking a short walk along The River Mersey will bring you to The Albert Dock & Liverpool City Centre, giving any buyer the opportunity for an enviable social life.

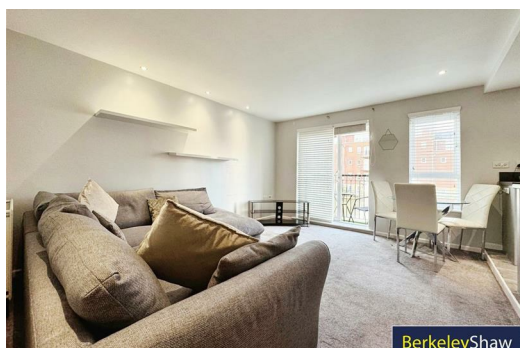
Accessed via the communal hallway with stair access, the accommodation comprises; inviting entrance hall with storage cupboard, spacious kitchen/living room ideal for entertaining guests with central island and sliding doors out to the balcony. This is a real sun trap and offers amazing views out across the lake. Completing the layout are two double bedrooms and a newly fitted shower room with walk in shower. Further benefits include NO ONWARD CHAIN, allocated parking as well as guest parking, gas central heating and double glazing.

Viewing is essential to appreciate this fantastic apartment!

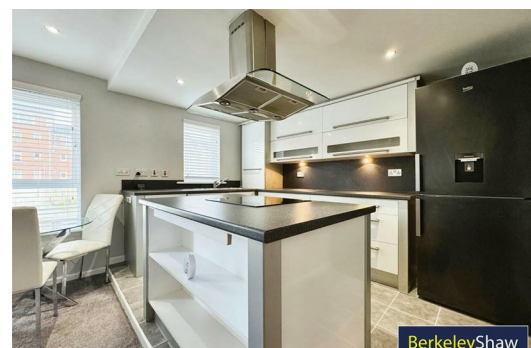
Tenure: leasehold 980 years Service charge: £108.80 per month GR £162 p.a. Council tax band: B



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Entrance hall

Storage cupboard, radiator & intercom system.

Bedroom 1

Double glazed window & radiator.

Bedroom 2

Fitted wardrobes, 2 x double glazed windows & radiator.

Shower room

Tiled walls, towel radiator, WC & basin vanity unit, walk in shower with glass screen & thermostatic shower.

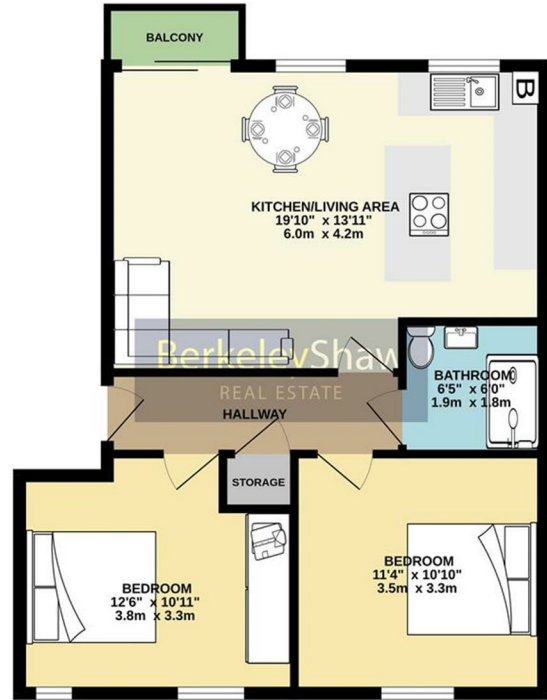
Kitchen/living room

Double glazed window, UPVC sliding door to balcony, centre unit housing induction hob and electric oven. Range of wall & base units, stainless steel sink with drainer, extractor hood, combi boiler & integrated washing machine.

Externally

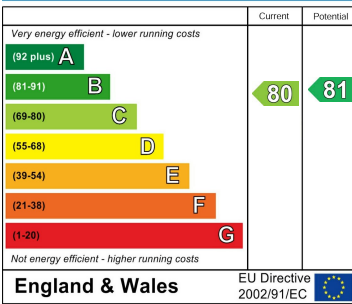
Balcony offering views of the lake & allocated parking space.

GROUND FLOOR

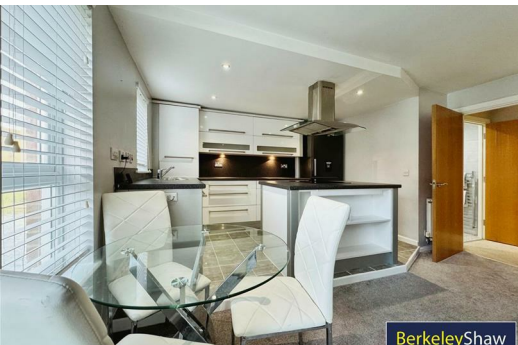
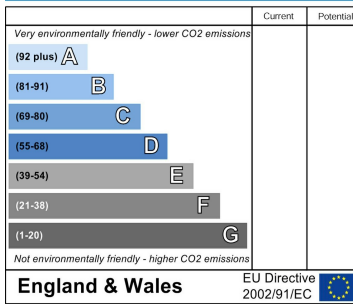


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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