



## 362 Ellerman Road , Liverpool, L3 4FH Offers in excess of £135,000

Welcome to this ground floor two bedroom apartment, located in the highly sought after City Quay development. This stylish apartment offers the perfect blend of comfort, convenience, and contemporary living. This delightful, calming City retreat comprises of entrance hallway leading to lounge/ dining area. The kitchen area, while part of the open plan, is thoughtfully positioned to offer a sense of separation. Both bedrooms are spacious offering a peaceful retreat at the end of the day. Each room can comfortably accommodate a double bed and additional furnishings.

City Quay is a gated community and is superbly situated between Otterspool and Liverpool City Centre, offering the convenience of excellent local transport links that provide easy access both into and out of the city. The property comes with one allocated parking space, and visitors parking is also available.

This property is available chain free, making it an attractive option for both owner occupiers and investors.

999 year lease from 2001  
Service charge £1166.16 per annum  
Ground rent £174 per annum  
Council tax band C

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



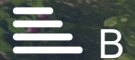
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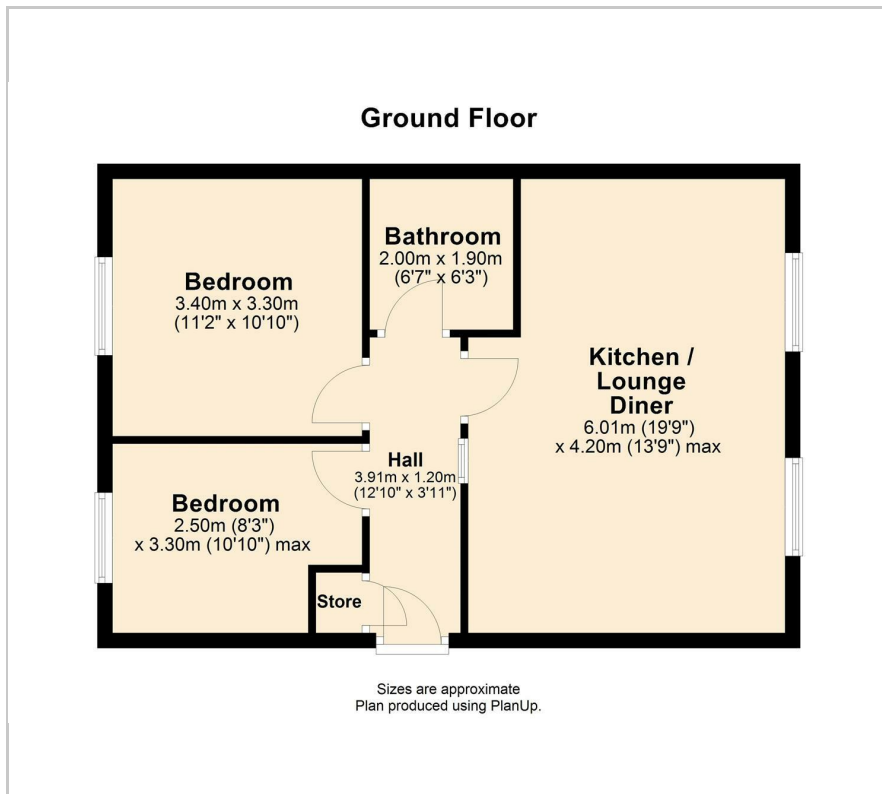


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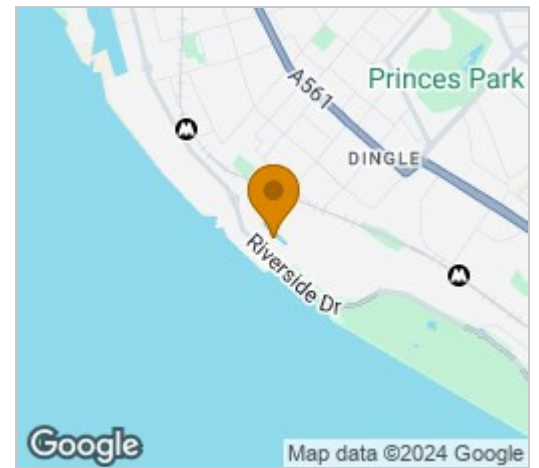


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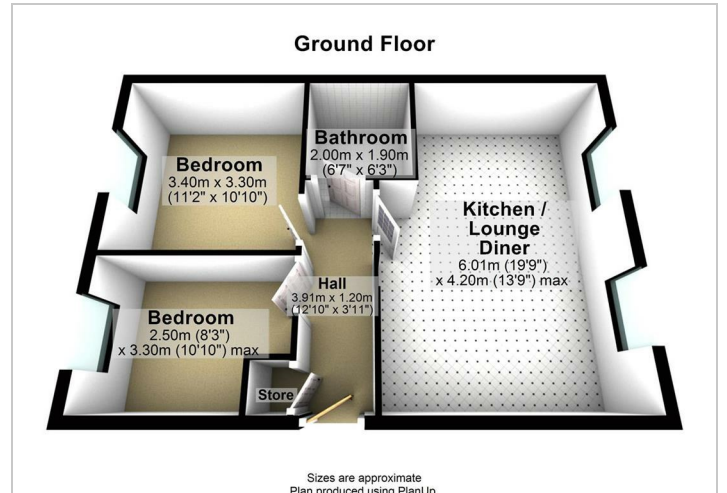
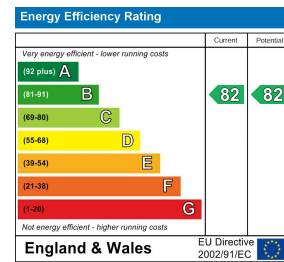
## Floor Plan



## Area Map



## Energy Efficiency Graph



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