









welcome to

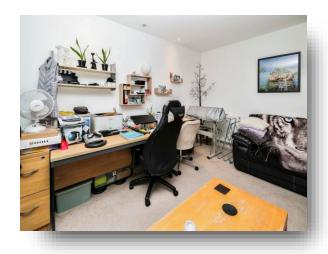
Ellerman Road, Liverpool

Located within the highly desirable City Quay development on Ellerman Road, City Centre, L3. Is this fabulous two bedroom upper floor apartment welcomed to the sales market courtesy of appointed agents, Jones and Chapman the ultimate in apartment living,













Lounge / Kitchen

14' 11" x 19' 8" (4.55m x 5.99m)
Double glazed window to the rear, radiator, spot lights, carpet flooring.
Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, spot lights, dishwasher, plumbing for washing machine, boiler.

Bedroom One

10' 8" x 12' 3" ($3.25\,m$ x $3.73\,m$) Double glazed window to the rear, radiator, carpet flooring.

Bedroom Two

10' 9" \times 11' 5" ($3.28m \times 3.48m$) Double glazed window to the rear, radiator, carpet flooring.

Bathroom

Bath with shower over, wash hand basin, part tiled walls, spot lights, W.C.





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Ellerman Road, Liverpool

- Two Bedroom Apartment
- Open Plan Living
- Lounge
- Fitted Kitchen
- Family Bathroom

Tenure: Leasehold EPC Rating: B

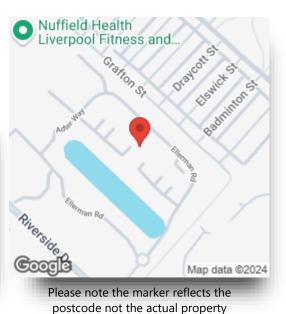
This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jul 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









view this property online jonesandchapman.co.uk/Property/ALT122782



Property Ref: ALT122782 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the



jones & chapman

0151 734 1440

Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk

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