



Ellerman Road, Liverpool L3 4FD

welcome to

Ellerman Road, Liverpool

Located moments from Liverpool's bustling city centre, the apartment is close to the waterfront, shops, restaurants, and cultural landmarks like the Albert Dock. With excellent transport links, including nearby Liverpool Lime Street Station and local bus routes.



Open Plan Lounge Kitchen

Irregular Shaped Room 13' 2" to max x 21' 1" to max (4.01m to max x 6.43m)

Bedroom One

Irregular Shaped Room 14' to max x 16' 5" to max (4.27m to max x 5.00m)

Bedroom Two

15' 6" x 11' (4.72m x 3.35m)

Bathroom



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Ellerman Road, Liverpool

- Two bedroom second floor apartment
- Impressive open plan kitchen diner/living area
- Family Bathroom
- Double Glazing & Gas Central Heating
- Fantastic location just a short walk from The River Mersey

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2040.00

Ground Rent: 150.00

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.

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123724 - 0003

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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 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 property and other important matters before exchange of contracts.

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jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk