



21 Ellerman Road, Liverpool, L3 4FB

£140,000

Situated within the ever-popular City Quay development on Ellerman Road, this second-floor apartment offers an outstanding opportunity for first-time buyers, downsizers, or investors seeking a well-located property with excellent rental potential — and importantly, offered with no onward chain for a smooth and straightforward purchase.

Set within a well-maintained and highly regarded waterfront development, the apartment enjoys an enviable position just a two-minute walk from Liverpool's iconic riverfront, ideal for scenic walks, cycling routes, and enjoying the vibrant waterside lifestyle. Liverpool city centre is easily accessible, while Brunswick railway station is approximately a ten-minute walk away, providing convenient transport links for commuters.

The development itself benefits from secure electronic gated access, allocated resident parking alongside visitor spaces, and an intercom entry system, creating a safe and welcoming environment for residents and guests alike.

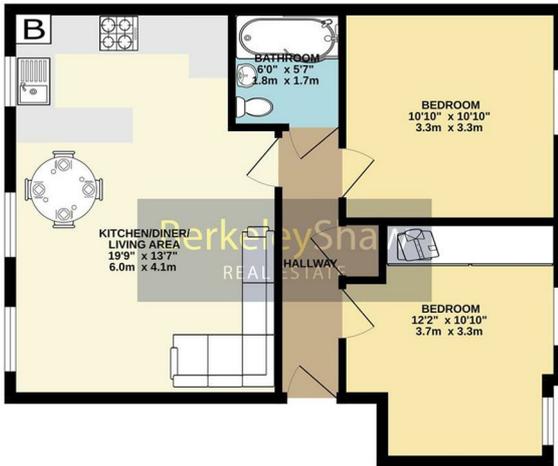
Accessed via a tidy communal hallway, the apartment opens into a welcoming entrance hall with useful built-in storage. The heart of the home is the bright and spacious open-plan kitchen, dining and living area, offering a practical layout for modern living and enjoying views towards the River Mersey. Two well-proportioned double bedrooms provide comfortable accommodation, complemented by a contemporary three-piece bathroom suite.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance only and should be used as a guide for any prospective purchaser. The services of a professional surveyor should be used to verify the accuracy of the floorplan and to establish the true nature and extent of the property. Measurements are given to the nearest millimetre and no guarantee is made with respect to them.



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