



## 290 Ellerman Road, Liverpool, L3 4FG

### £1,100 Per Month

This two-bedroom flat is available to let in a sought-after waterside setting in Liverpool's L3 district, offering a neutrally decorated interior with modern fixtures and efficient EPC rating B.

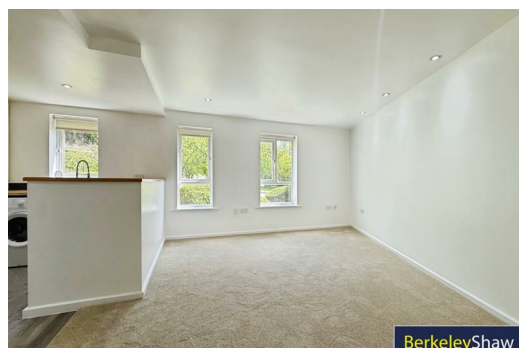
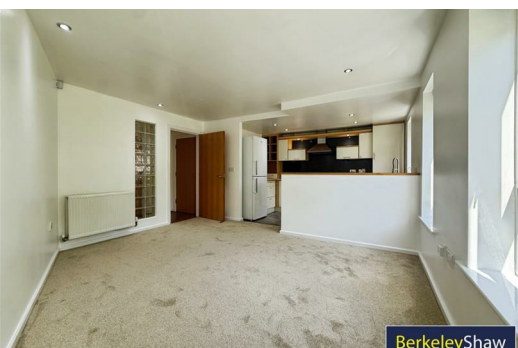
The open-plan reception room features large windows with a garden view, creating a bright and inviting living area. It flows directly into the open-plan kitchen, which includes a kitchen island, built-in pantries and a defined breakfast area, all benefiting from excellent natural light.

There are two double bedrooms, including a master bedroom, providing well-proportioned sleeping accommodation. The bathroom is fitted with a free-standing bath, rain shower, built-in storage and a heated towel rail.

The flat includes parking, a valuable feature in this urban location. Council tax is band C.

Situated close to Liverpool's waterfront, the property is well placed for riverside walking and cycling routes, as well as nearby parks and open spaces. Liverpool city centre and the dockside areas offer a wide selection of shops, cafés, bars and restaurants within easy reach.

Public transport links are convenient, with Moorfields and Liverpool Lime Street stations accessible by local bus or a short drive, providing services to Manchester, Chester and other regional destinations, with journey



Entrance Hallway


Lounge


Kitchen

Bedroom 1

Bedroom 2

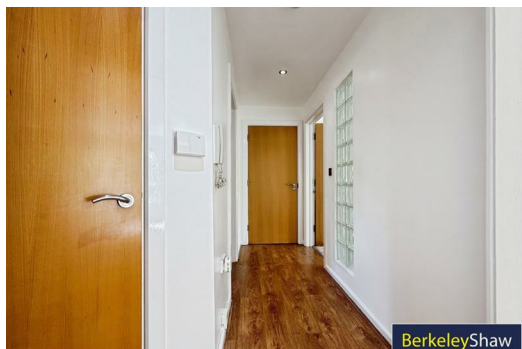
Bathroom

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

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



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