



43 City Quay Ellerman Road, Liverpool, L3 4FB

Asking Price £160,000 Leasehold

www.  
cityresidential  
.co.uk



About the Property

City Residential are offering for sale this beautifully presented ground floor two bedroom flat set within the highly sought after City Quay development. Recently refurbished throughout by the current owner to a high standard, the property boasts new flooring and new carpets in the bedrooms, a stylish modern kitchen with sleek finishes, and a contemporary bathroom.

The accommodation comprises a bright open plan living and kitchen area, two spacious double bedrooms, and a well appointed bathroom. An added benefit is the allocated parking space, providing convenience and security.

Ideally located just off the waterfront, City Quay offers a peaceful setting while remaining highly accessible. Brunswick train station is only a short walk away, offering quick and easy connections into the city centre and beyond.

This is an excellent opportunity to acquire a high quality city apartment, perfect for homeowners or investors alike. Early viewing is highly recommended as demand is expected to be strong.

- Well presented ground floor apartment within the popular City Quay development
- Recently upgraded throughout with high quality finishes, new flooring and new carpets in the bedrooms
- Contemporary fitted kitchen paired with a sleek, modern bathroom
- Bright open plan living space complemented by two generous double bedrooms
- Benefits from a designated parking space
- Excellent location near the waterfront, a short walk to Brunswick station for quick city links



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>                            | <b>76</b>                  | <b>76</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>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



City Residential  
81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG  
T: 0151 231 6100 F: 0151 231 6105  
E: sales@cityresidential.co.uk



WWW.  
**cityresidential**  
.co.uk