



City Quay Ellerman Road, Liverpool, Merseyside L3 4FF

Offers Over £200,000

Perfect First Home or Investment – Stylish Two Bedroom Apartment with Stunning Balcony Views

Are you ready to take your first step onto the property ladder or seeking a superb buy-to-let investment just a short stroll from the River Mersey?

Welcome to this beautifully presented two-bedroom first-floor apartment, ideally located in the ever-popular City Quay development. Boasting a sunny corner balcony with uninterrupted views across a tranquil water feature, this apartment offers a rare combination of outdoor space and peaceful scenery – all just minutes from Liverpool City Centre.

Accessed via a well-maintained communal hallway with stair access, the apartment opens into a welcoming entrance hall with a useful storage cupboard. The spacious open-plan kitchen and living area is perfect for both relaxing and entertaining, featuring sliding doors that lead directly onto the balcony.

There are two generous double bedrooms and a newly fitted modern shower room with a walk-in shower. Additional benefits include no onward chain, gas central heating, double glazing, and both allocated and guest parking, providing ultimate convenience.



Hallway

Laminate flooring, radiator, large walk in storage cupboard

Lounge Area

13'1" x 14'9" (4.0 x 4.5)

Double glazed window, radiator, laminate flooring, wooden window blinds, curtains over double french doors leading to balcony.

Kitchen

11'5" x 9'2" (3.5 x 2.8)

Brand new fitted kitchen comprising of a range of fitted base and wall units. New and unused single fan assisted oven, ceramic hob, extractor hood and single drainer sink and mixer tap. Fridge freezer and washing / tumble dryer. Breakfast bar with two stools. Combination boiler replaced 18 months ago and carbon monoxide detector. Wooden window blinds.

Balcony

Balcony seating area with fantastic views across the development and lake.

Bedroom 1

14'9" x 13'1" (4.5 x 4)

Two Double glazed windows, radiator , large glass fronted wardrobes, wooden window blinds.

Bedroom 2

9'0" x 9'10" (2.75 x 3)

Double glazed widows, glass fronted wardrobes, wooden window blinds and radiator.

Bathroom

Double glazed window, fully tiled, bath with shower over and screen, vanity sink with drawer underneath, low level w.c. chrome ladder towel rail.

Exterior

Allocated parking space

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		
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Not environmentally friendly - higher CO ₂ emissions		
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