



368 Ellerman Road, Liverpool, L3 4FH

Offers In Excess Of £145,000

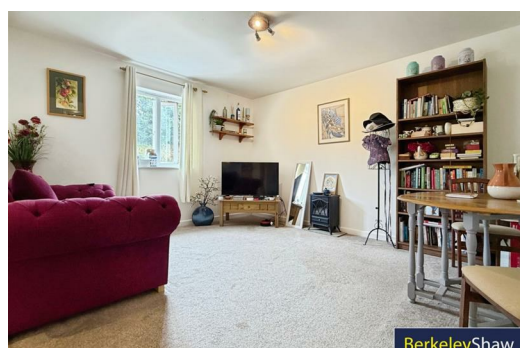
Stylish City Living with Parking and No Onward Chain

A fantastic opportunity to purchase a well-presented two-bedroom third-floor apartment within the highly sought-after City Quay development, complete with allocated parking and no onward chain.

Ideal for first-time buyers, professionals and investors, the property offers well-proportioned accommodation in a popular residential development. If you're looking for an apartment that offers easy access to Liverpool city centre while also providing the opportunity to enjoy the peace and open spaces of the River Mersey and nearby Festival Gardens, this could be the perfect apartment for you.

The Royal Albert Dock, the River Mersey and a wide range of restaurants, bars, shops and cultural attractions are all within easy reach, while nearby amenities including a gym and convenient shopping facilities add to the appeal.

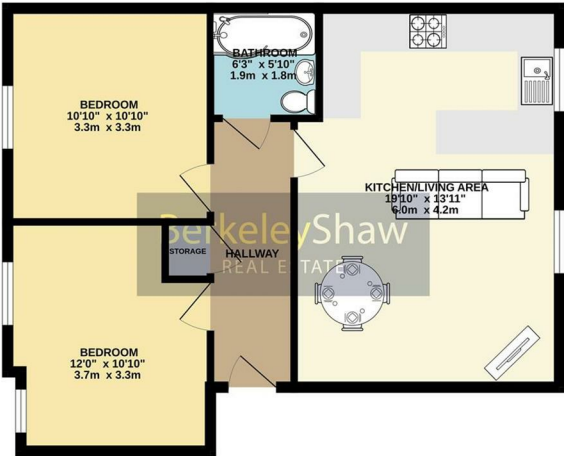
The apartment is accessed via a well-maintained communal entrance with stair access and opens into a welcoming entrance hall with useful built-in storage. The spacious open-plan kitchen and living area forms the heart of the home, featuring a range of integrated appliances and ample space for both relaxing and entertaining. Completing the layout are two generous double bedrooms, along with a three-piece bathroom.



External
Communal entrance
Hallway
Kitchen/living area
Bedroom 1
Bedroom 2
Bathroom

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

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The name, layout, systems and appliances shown here are not even limited and no guarantee as to the quality or quantity of any other part is given.
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