



## City Quays Ellerman Road, Liverpool, Merseyside L3 4FH

Asking Price £165,000

If you are searching for a spacious apartment just a stones throw from the river front, this could be the perfect apartment for you!

Berkeley Shaw is delighted to bring to the sales market this generous two-bedroom apartment located on Ellerman Road, City Quay L3. The apartment occupies a fantastic position with views towards the river and lake from the balcony and living area. The area benefits from excellent transport links via road and rail giving easy access into Liverpool City Centre and surrounding areas.

The development is well maintained and benefits from secure gated access, feature lake and communal gardens. Situated on the second floor and accessed via the communal hallway with stair access, the accommodation briefly comprises; entrance hall with storage cupboard, two spacious double bedrooms, three-piece bathroom and open plan kitchen/living/dining area with a range of integrated appliances and providing access to the corner balcony. Further benefits to the apartment include gas central heating, double glazing, no onward chain.

Viewing is essential to appreciate this fantastic apartment.



## Entrance hall

Laminate floor, radiator & storage cupboard.

## Bedroom 1

Laminate floor, 3 x double glazed windows & radiator.

## Bedroom 2

Laminate floor, radiator & double glazed window.

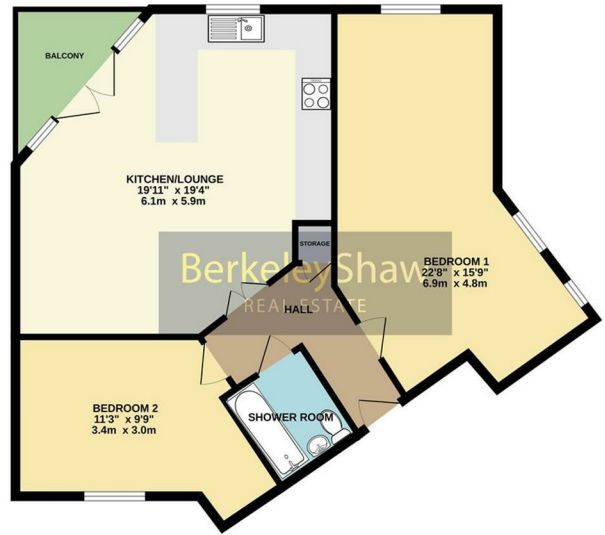
## Bathroom

WC, basin, bath with widened shower enclosure & glass screen, tiled floor and towel radiator.

## Kitchen diner/living area

Range of wall & base units, rolled edge work tops, cupboard housing combination boiler, gas burning hob, electric oven, integrated fridge freezer, double glazed windows, stainless steel sink with drainer, double doors out to the balcony.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given. Sales with Multiple Listings (MML)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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