

Ellerman Road, City Centre, L3



For Sale - £180,000 Offers Over

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Well Presented & Spacious Throughout on a Corner Plot in Building
- Balcony Off Living Area with Stunning Views of the Communal Lake/Water Feature
- Open Plan Dining/Kitchen/Living Room with Patio Doors to Balcony
- Two Double Bedrooms
- Contemporary Tiled Shower Room
- Additional Storage Cupboard
- Extremely Well-Maintained Communal Grounds and Lake
- Secure Fob Entry, Gated Access, Designated Parking Spaces, and Visitor Parking.
- Excellent Location - 5 Minute Walk to the Promenade and 5 Minute Drive to Baltic Triangle
- Ideal First Time Buyer/Investment Property

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 64 square metres / 687 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £120 per quarter
- Ground Rent: £135 per annum
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 27/07/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 26/07/3000 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £120 per quarter
- Ground Rent: £135 per annum

Rental Information

- Current Rent: £875 per calendar month
- Gross Yield (Based on Current Rent): 5.8%

Description

Nestled amidst the vibrant pulse of Ellerman Road, City Centre, L3, this exquisite apartment is proudly presented by Atlas Estate Agents. For those seeking a harmonious blend of modern living and urban convenience, this residence offers an unparalleled opportunity.

Step into a realm of refined comfort as you enter this meticulously designed abode. The accommodation, gracefully arranged over a single floor, greets you with an inviting ambiance.

A haven for those with an eye for detail, this dwelling features two serene bedrooms and a sleek bathroom, offering both style and functionality. With no onward chain to tether your dreams, seize the opportunity to make this space truly your own.

Entertain in style within the open-plan dining, kitchen, and living area, where patio doors seamlessly connect indoor and outdoor spaces, perfect for al fresco gatherings or moments of quiet contemplation.

Prepare to be captivated by the panoramic vistas awaiting on the balcony, extending from the living area. Behold the tranquil waters of the communal lake, a serene backdrop that lends an air of tranquility to your everyday life.

With contemporary elegance woven into every corner, this residence exudes a sense of warmth and sophistication. A testament to thoughtful design, additional storage ensures clutter is kept at bay, enhancing the sense of spaciousness.

Outside, meticulously maintained communal grounds envelop the building, offering a verdant oasis amidst the urban hustle. Secure fob entry and gated access provide peace of mind, while designated parking spaces and visitor parking cater to convenience.

Beyond the confines of this urban sanctuary, discover the allure of the surrounding area. A mere five-minute stroll leads you to the picturesque Promenade, while a brief drive transports you to the vibrant heart of the Baltic Triangle, pulsating with creativity and culture.

Whether you're embarking on the journey of homeownership for the first time or seeking an investment opportunity, this property stands as an embodiment of urban elegance and contemporary living. Seize the moment and make this your own slice of city paradise.

Additional Images



Master Bedroom



Hallway



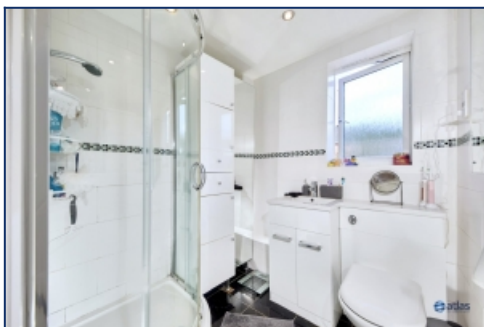
Reception Room



Master Bedroom



Bedroom 2



Shower Room



Building

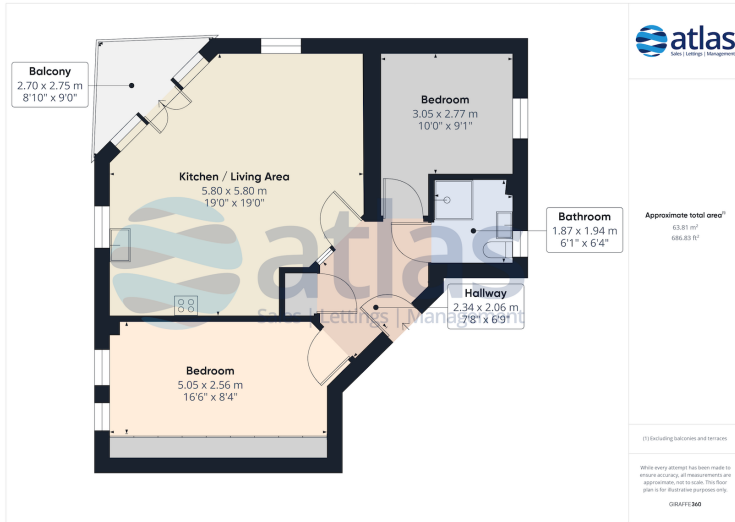


Communal Lake



Parking

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.