

Ellerman Road, City Centre, L3



For Sale - £150,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Bright & Spacious Ground Floor Apartment
- Situated in the Prestigious City Quay Development
- Modern Fitted Kitchen and Bathrooms
- Master Bedroom with En Suite Bathroom
- Double Glazing & Gas Central Heating
- One Allocated Car Parking Space & Visitor Parking
- Secure & Gated Complex
- Communal Grounds Complete with Lake and Water Feature
- Perfectly Situated for City Centre Access

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 59 square metres / 632 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £104 per calendar month
- Ground Rent: £204 per annum
- Parking: Visitors, Off Street, Gated, Driveway, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

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: £104 per calendar month
- Ground Rent: £204 per annum
- Leasehold Information: Service charge currently paid until March 2025

Rental Information

- Current Rent: £825 per calendar month
- Gross Yield (Based on Current Rent): 6.6%

Description

Discover an exquisite opportunity brought to the market by Atlas Estate Agents: a bright and spacious ground-floor apartment for sale, nestled within the prestigious City Quay Development on Ellerman Road, City Centre, L3. This splendid property offers modern city living at its finest, perfectly suited for both comfortable relaxation and vibrant urban life.

The generous reception room effortlessly combines space and light, ideal for both entertaining and unwinding. The modern fitted kitchen, equipped with sleek appliances, provides an excellent environment for culinary creativity.

This thoughtfully designed apartment boasts two well-appointed bedrooms, ensuring ample space for rest and privacy. The master bedroom comes complete with a luxurious en suite bathroom, while a second contemporary bathroom serves the rest of the home.

The accommodation is conveniently arranged over one floor, and as a ground-floor unit, accessibility is unparalleled. With double glazing and gas central heating throughout, comfort is guaranteed in all seasons.

The property is part of a secure and gated complex, providing peace of mind and a sense of community. Residents benefit from one allocated car parking space and ample visitor parking, making hosting friends and family effortless. The communal grounds are a highlight, featuring a serene lake and water feature that offer a tranquil escape from the bustling city.

Adding to its appeal, the apartment is offered with no onward chain, facilitating a smooth and swift purchase process. Its prime location ensures excellent access to the city centre, with a myriad of shops, restaurants, and cultural attractions just a stone's throw away.

This apartment is a rare gem in the heart of the city—combining luxury, convenience, and a touch of nature. Don't miss the chance to make it your new home.

Additional Images



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.