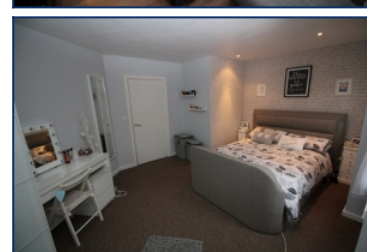


## Ellerman Road, City Centre, L3



**To Let - £1,050 per calendar month**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B83
- Extremely Well Presented Accommodation
- Modern Fitted Kitchen & Bathrooms
- Situated in the Prestigious City Quay Development
- Excellent Transport Links
- One Allocated Car Parking Space & Visitor Parking
- Communal Gardens & Seconds from Otterspool Promenade
- Balcony Off Living Area with Stunning Views
- Double Glazing & Gas Central Heating
- Fully Furnished
- En-suite to Master Bedroom

### Further Details

- Furnishing: Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 77 square metres / 829 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,211.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £242.31. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Letting Information

- Date Available From: 28/04/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £31,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

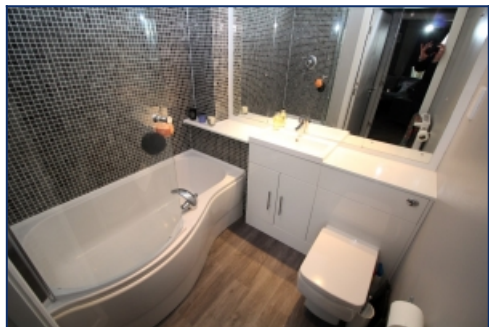
AN EXTREMELY WELL PRESENTED 2 BEDROOM 2 BATHROOM 1ST FLOOR APARTMENT SITUATED IN THE PRESTIGIOUS DEVELOPMENT OF CITY QUAY

The accommodation briefly comprises of; entrance hallway, open plan kitchen/living/dining room with French doors leading to a balcony, large master bedroom with en-suite bathroom, second double bedroom and a recently refurbished good size bathroom

The property also benefits from double glazing, gas central heating and an external bike store.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Bathroom



Balcony



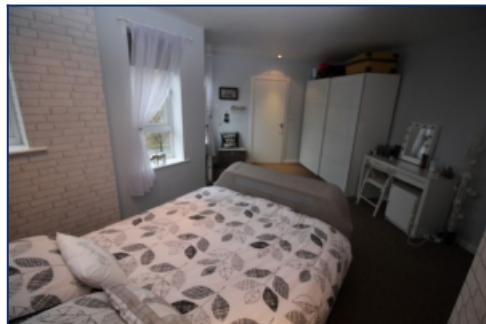
Kitchen/Living Area



Master Bedroom



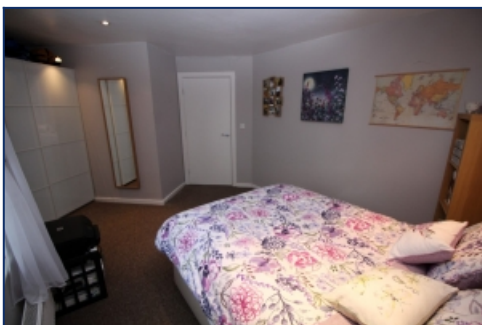
Master Bedroom



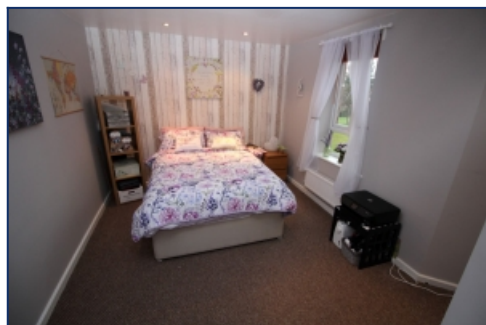
Master Bedroom



En-suite



Bedroom 2



Bedroom 2



Bedroom 2

---

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.