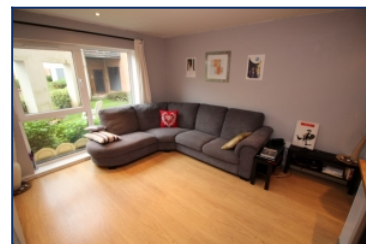


## Ellerman Road, City Quay, City Centre, L3



**To Let - £900 per calendar month**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: B81
- Extremely Well Presented
- Modern Fitted Kitchen with Appliances
- Contemporary Bathrooms with En-suite to Master Bedroom
- Situated in the Prestigious City Quay Development
- Served by Excellent Transport Links
- One Allocated Car Parking Space & Visitor Parking
- Stunning Communal Gardens Including Feature Lake
- Double Glazing & Gas Central Heating
- Secure & Gated Complex
- Available for Long Term

### Further Details

- Furnishing: Furnished
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Visitors, 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
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,038.46
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £207.69. 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: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £27,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

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

The accommodation briefly comprises of; entrance hallway, open plan kitchen/diner with living area, two double bedrooms, family bathroom and an en-suite bathroom. Externally there is secure, gated car parking and beautiful communal gardens including a feature lake.

The property also benefits from double glazing, gas central heating and stunning surroundings.

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

## Additional Images



Bedroom



Bathroom

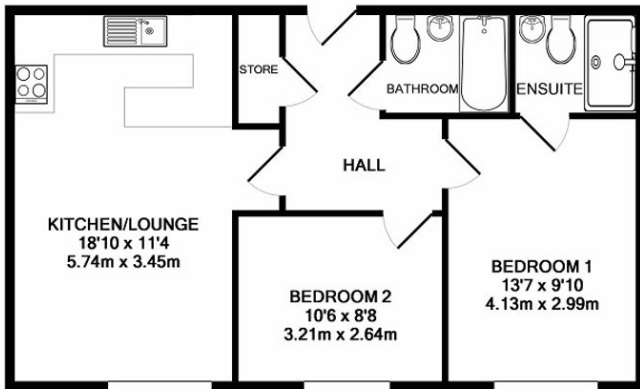


Kitchen Area



Entrance

## Floor Plans



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.5 SQ.M.)

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Mossley Hill, Liverpool, L18 1LN

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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.