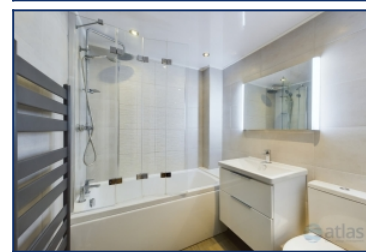


Ellerman Road, City Quay, Brunswick Dock, L3



To Let - £900 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B81
- Available for Immediate Occupancy
- Open-plan Kitchen and Living Area
- Contemporary Kitchen with Integrated Appliances
- Two Spacious Double Bedrooms
- Stylish Modern Bathroom with Bath and Overhead Shower
- Convenient Storage Space in Hallway
- Prime Docksider Location, L3 Postcode

Further Details

- Furnishing: Part Furnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 56 square metres / 599 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine
- 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

Welcome to this charming ground-floor apartment, nestled in the sought-after Brunswick Dock area of L3. Brought to the market by Atlas Estate Agents, this spacious property offers modern living in a prime docksider location. Available for immediate occupancy, the accommodation is arranged over one floor and is part-furnished, making it a perfect choice for those seeking a convenient and contemporary home.

The heart of the apartment lies in the open-plan kitchen and reception room, where natural light floods the space. The stylish, contemporary kitchen is

fitted with integrated appliances, ensuring a seamless and modern cooking experience. The generous living area provides ample room for relaxation and entertaining, offering a perfect balance of comfort and practicality.

This home features two well-sized double bedrooms, each providing a peaceful retreat with plenty of room for storage. The stylish modern bathroom is complete with both a bath and an overhead shower, offering flexibility for your daily routine.

Additional benefits include convenient storage space in the hallway, perfect for keeping everyday essentials tucked away.

Situated in a vibrant and desirable dockside setting, this apartment offers the ideal blend of city living and tranquil waterside surroundings. Whether you're a young professional or a couple seeking a comfortable base, this property ticks all the boxes. Don't miss out - contact Atlas Estate Agents today to arrange a viewing.

Additional Images



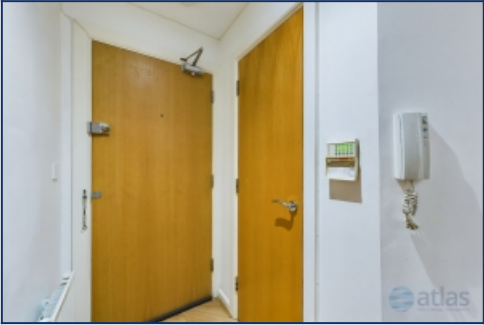
Bedroom 1



Bedroom 2



Entrance Hallway



Entrance Hallway



Living Room



Kitchen



Kitchen/Living Room

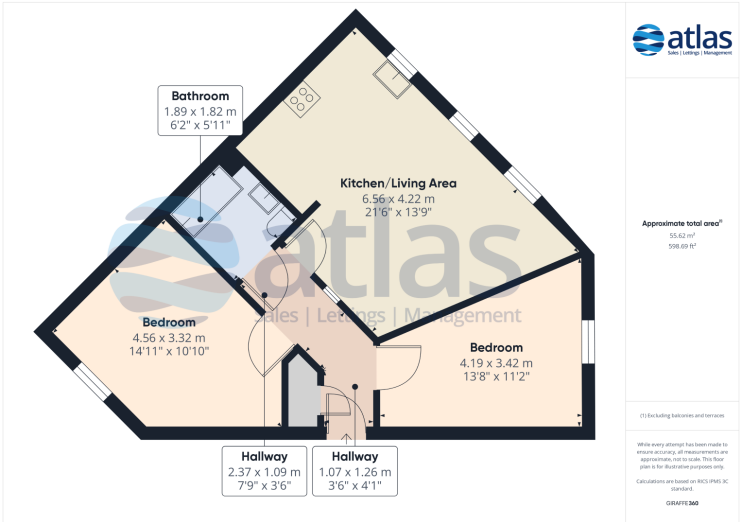


Bedroom 1



Bedroom 2

Floor Plans



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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.