



2 Ellerman Road, Liverpool , L3 4FB
£140,000

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are pleased to welcome to the market this well presented ground floor apartment situated in a quiet gated development. City Quay is superbly situated between Otterspool and Liverpool City Centre. The property benefits from excellent local transport links both in and out of the city. This delightful, calming City retreat comprises of entrance hallway leading to lounge/ dining and kitchen area, two double bedrooms and bathroom.

The property benefits from allocated parking and visitors parking and is available for both owner occupiers and investors.

Lease details to be verified
 999 year lease from 2001
 Service charge costs approximately £1253 per annum
 Ground rent Costs £174 per annum
 Council Tax band C
 EPC Rating C

Communal Entrance

Mailboxes and stairs to all floors.

Apartment hallway

Laminate flooring, intercom handset, radiator, glass partition feature, door to storage cupboard.

Lounge/ Dining

Laminate flooring throughout, radiator, double glazed windows.

Kitchen

Fitted kitchen comprising of wall, drawer and base units, sink, extractor hood, space for free standing fridge freezer & plumbing for washing machine. Oven. Laminate flooring throughout and double glazed window.

Bedroom One

Carpeted throughout, radiator, double glazed window.

Bedroom Two

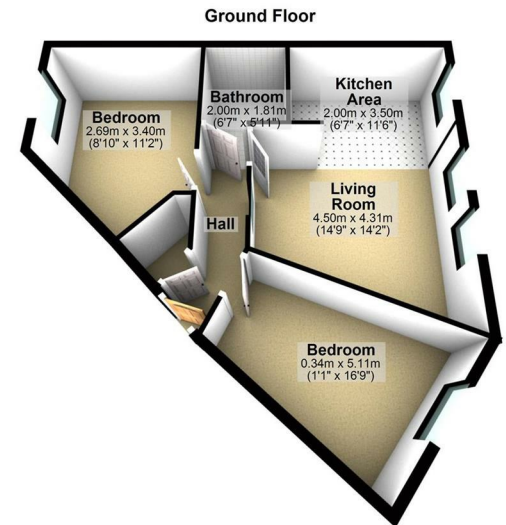
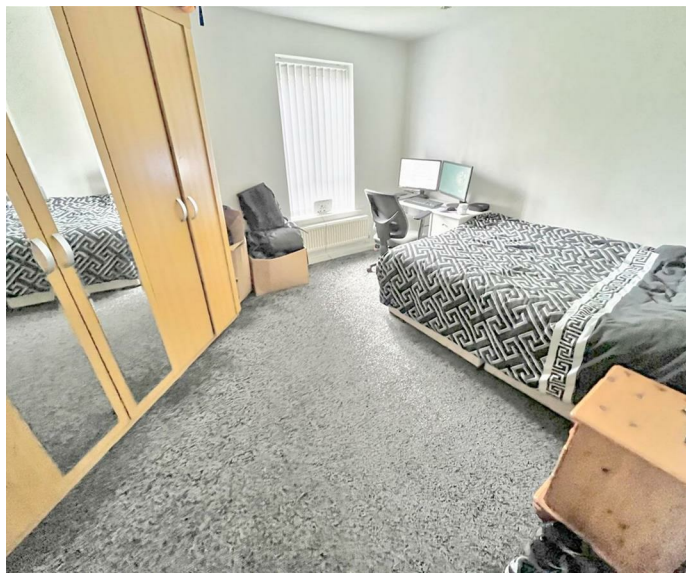
Carpeted throughout, radiator, fitted wardrobe and double glazed window

Bathroom

White fitted bathroom suite, tiled floor and partial tiled walls. Heated towel rail.

Parking

One allocated parking space.



Sizes are approximate
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com