



213 City Quay Ellerman Road, Liverpool, Merseyside L3 4FF
£159,950

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Bluerow Homes are delighted to welcome to the market this immaculately presented two bedroom apartment set in a quiet gated development.

City Quay is superbly situated between Otterspool Promenade 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 and dining area with picturesque views over City Quays lake and water fountains. Kitchen and two double bedrooms and bathroom. Located on the FIRST FLOOR the property benefits from a South West facing balcony, allocated parking and additional visitors parking.

**** Details below to be verified****

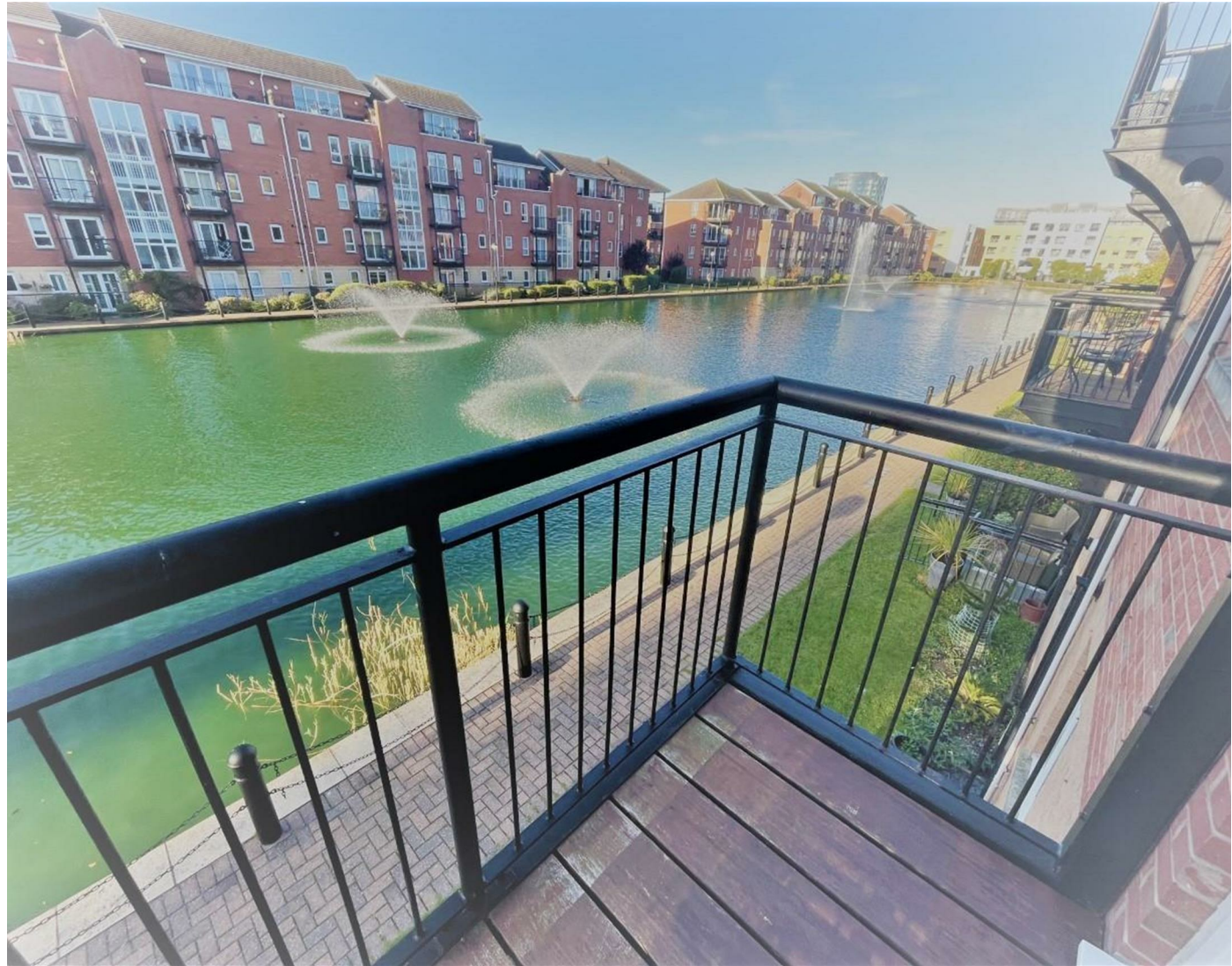
999 year lease from 2001

Service charge costs £1,276.60 Per annum

Ground rent Costs £135.43 per annum

Council Tax band C

EPC Rating B



Communal Entrance

Mailboxes and stairs to all floors

Apartment Hallway

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

Lounge/ Dining area

Hardwood flooring throughout, radiator, UPVC patio door which opens up onto balcony.

Kitchen area

Modern fitted kitchen comprising of wall, drawer and base units, Stainless steel sink and drainer, extractor hood, Integrated fridge freezer, dishwasher and washing machine. Oven. Tiled floor and double glazed window with views of the developments water fountains.

Bathroom

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

Bedroom One

Carpeted floor, radiator and double glazed window.

Bedroom Two

Carpeted floor, radiator and double glazed window.

Balcony

Decked Balcony overlooking the water feature.

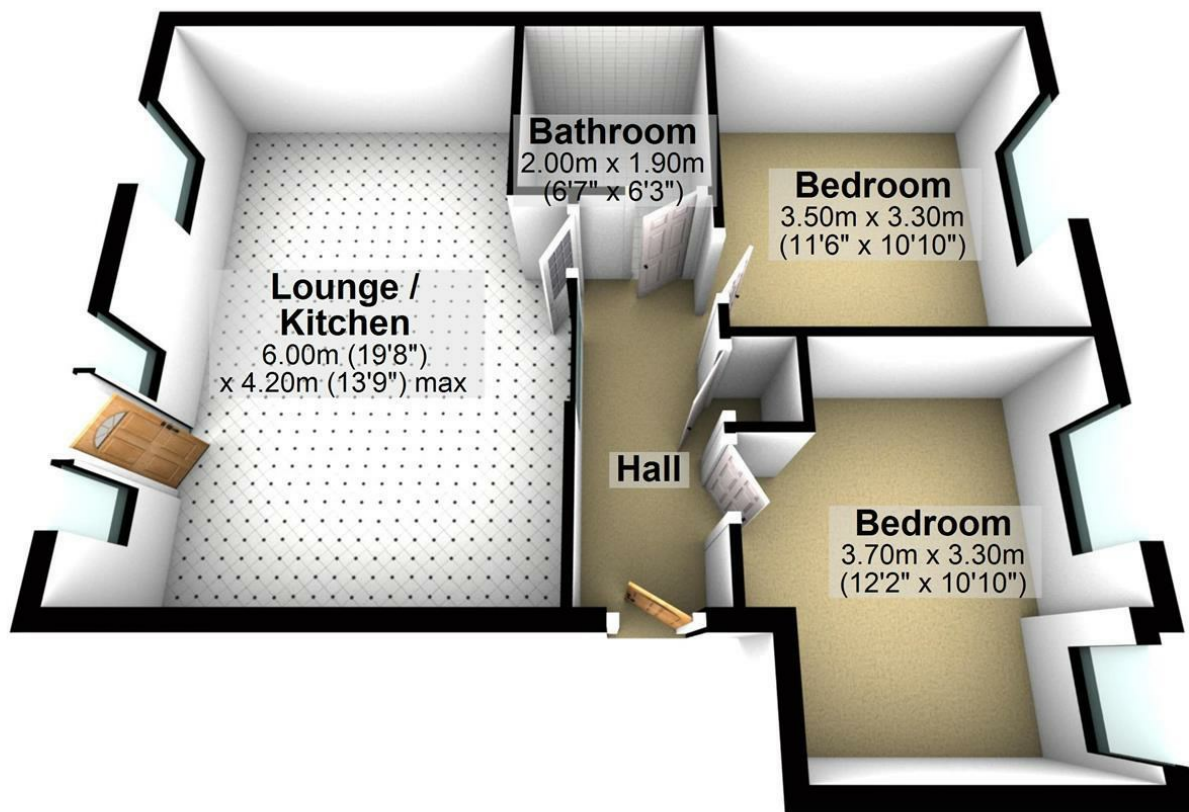
Parking

One allocated space.





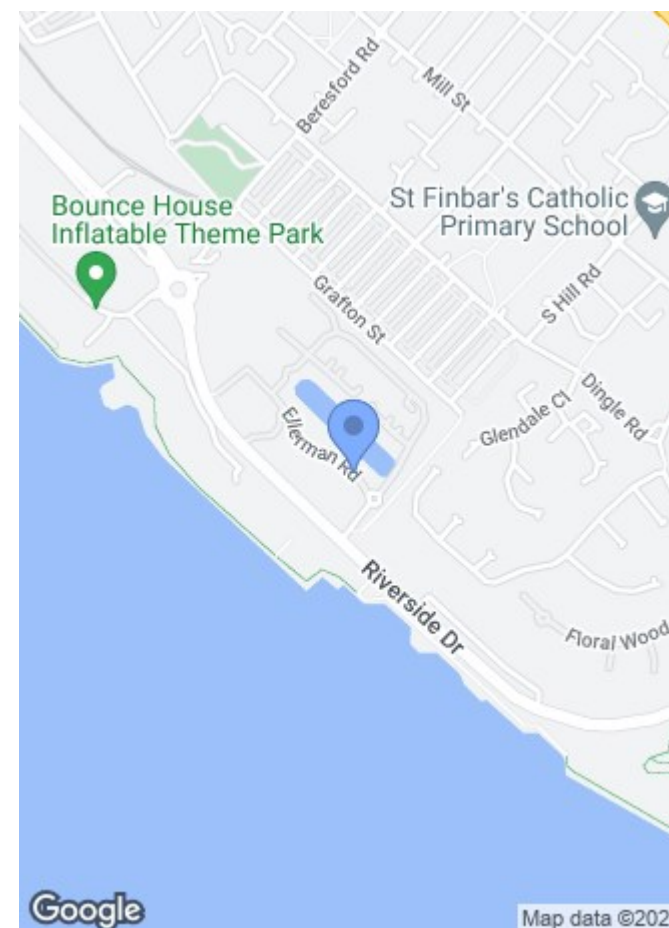
First Floor



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	82
(81-91) B			
(69-80) C			
(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	



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