



**126 Ellerman Road, Liverpool , L3 4FD**  
**Offers over £195,000**

**bluerow**  
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This newly refurbished two bedroom apartment is located in a secure gated development and features modern finishes throughout. The property boasts a bright open plan living and dining area with patio doors leading to a private balcony overlooking the beautifully maintained communal gardens. The apartment includes two spacious bedrooms, with the second bedroom offering views of the development's water fountains, and a newly fitted stylish bathroom across the hall. Conveniently situated on the ground floor, the apartment benefits from one allocated parking space right next to the entrance. The property comes with a 999 year lease, with 976 years remaining.

The property is ideally located between Otterspool and the City Centre, offering the convenience of the waterfront, and is within walking distance of the city, local transport links and local amenities.

999 year lease  
 Service charge £133 per month  
 Ground rent £170 per annum  
 Council tax band C  
 Available with no chain and available to owner occupiers and investors,

**Communal entrance**  
 Mailboxes and stairs to all floors.

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

**Lounge dining room**  
 Open plan to Kitchen area, the room features a laminate floor, a double glazed window, two radiators with plumbing facilities for a third, and patio doors leading to Balcony.

**Kitchen**  
 The open plan modern kitchen boasts a wrap around worktop, with integrated appliances including a brand new fridge freezer, dishwasher, washing machine, extractor, hob, oven, and sink, complemented by a part-tiled backsplash. Laminate flooring throughout.

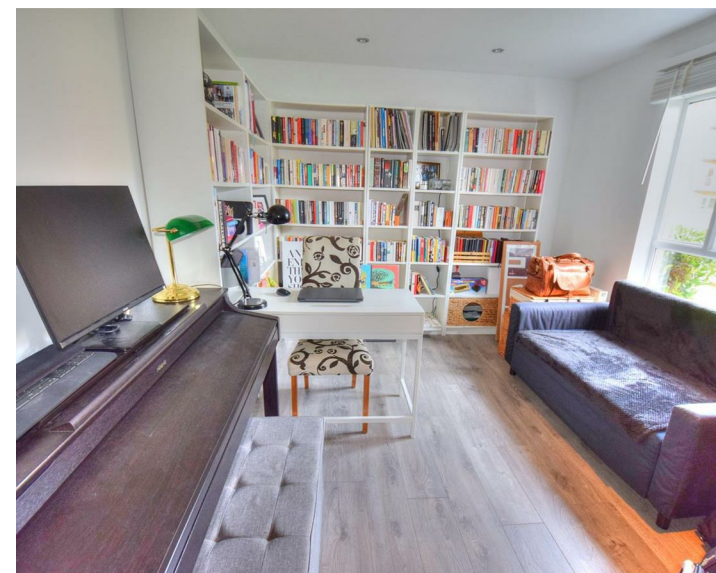
**Bedroom One**  
 Laminate flooring, radiator, fitted wardrobes and drawer. Two double glazed windows.

**Bedroom Two**  
 Laminate floor, radiator and double glazed window.

**Parking**  
 One allocated parking space and visitors parking available.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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