



**362 Ellerman Road, Liverpool , L3 4FH**  
**Offers over £135,000**

Welcome to this ground floor two bedroom apartment, located in the highly sought after City Quay development. This stylish apartment offers the perfect blend of comfort, convenience, and contemporary living.

This delightful, calming City retreat comprises of entrance hallway leading to lounge/ dining area. The kitchen area, while part of the open plan, is thoughtfully positioned to offer a sense of separation. Both bedrooms are spacious offering a peaceful retreat at the end of the day. Each room can comfortably accommodate a double bed and additional furnishings.

City Quay is a gated community and is superbly situated between Otterspool and Liverpool City Centre, offering the convenience of excellent local transport links that provide easy access both into and out of the city. The property comes with one allocated parking space, and visitors parking is also available.

This property is available chain free, making it an attractive option for both owner occupiers and investors.

999 year lease from 2001  
 Service charge £1166.16 per annum  
 Ground rent £174 per annum  
 Council tax band 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 room**

Carpet 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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