

305 City Quay Ellerman Road, Liverpool , Merseyside L3 4FH
£155,000

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SALES | LETTINGS | INVESTMENTS

Bluerow Homes are pleased to welcome to the market this well presented top 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.

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

999 year lease from 2001

Service charge costs approximately £1,335.12 Per annum

Ground rent Costs £150.86 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 area

Carpeted floor , radiator, double glazed windows.

Kitchen area

Modern fitted kitchen comprising of wall, drawer and base units, black modern sink and drainer, extractor hood, space for free standing fridge freezer & plumbing for washing machine. Oven. Tiled floor and double glazed window.

Bathroom

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

Bedroom One

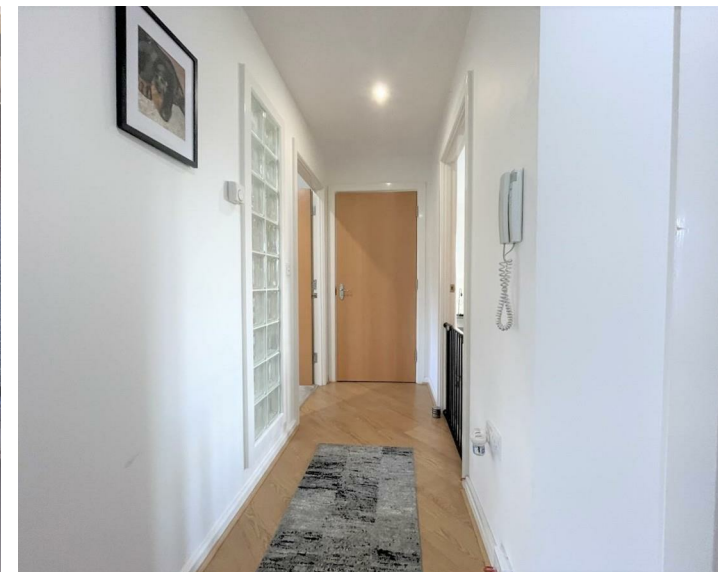
Carpeted floor, radiator and double glazed window.

Bedroom Two

Carpeted floor, fitted wardrobes, radiator and double glazed window.

Parking

One allocated parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
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

