



## City Quay Ellerman Road, Liverpool, Merseyside L3 4FF

### £1,100 PCM

Welcome to this charming two-bedroom, part-furnished apartment located in the desirable City Quay area of Liverpool. As you enter the apartment, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property features two well-proportioned bedrooms, offering ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this apartment is its stunning views of the grounds which are well maintained. The ground floor location adds to the appeal, providing easy access and a sense of security within this well-maintained development. For those with a vehicle, the property includes allocated parking for one car. The secure development further enhances peace of mind, allowing residents to feel safe and comfortable in their surroundings.

With its prime location, modern amenities, and picturesque views, this property is not to be missed. We invite you to arrange a viewing and experience the charm of City Quay living for yourself.

Deposit: £1,100.00  
Tenancy Term: 12 months  
Council Tax: Band C



Exterior  
Communal Grounds and Allocated Parking

Hallway

Lounge / Kitchen

Bedroom 1

Bedroom 2

Bathroom

Balcony

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		
	80	81
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

