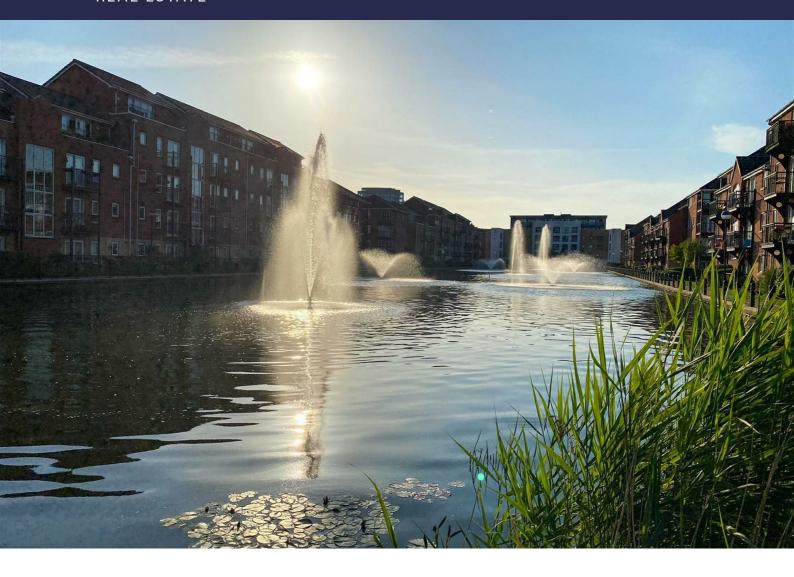## 209 Ellerman Road, Liverpool, Merseyside L3 4FF

£1,200 PCM

Berkeley Shaw are pleased to offer an apartment that ticks all the boxes - LUXURY - STUNNING VIEWS- DELUXE are a few words to describe City Quay Development set in the heart of Liverpool.

The apartment has very recently been re-decorated throughout and is a part furnished TWO Bedroom Third Floor PENTHOUSE Apartment complete with private balcony and allocated parking space, The property comprises of hallway, open plan lounge/kitchen with appliances, two double bedrooms including glass fronted wardrobes in each, modern bathroom with gas central heating. This apartment benefits from being south facing with a private balcony with stunning views of the beautiful fountains and lake.

Council Tax: C
Deposit: £1,200.00
Minimum Term: 12 months

Hallway
Laminate flooring, radiator, large walk in storage cupboard

Lounge Area
13'1" x 14'9" (4.0 x 4.5)
Double glazed window, radiator, laminate flooring, wooden window blinds, curtains over double french doors leading to balcony.

Kitchen
11'5" x 9'2" (3.5 x 2.8)
Brand new fitted kitchen comprising of a range of fitted base and wall units. New and unused single fan assisted oven, ceramic hob, extractor hood and single drainer sink and mixer tap. Fridge freezer and washing / tumble dryer. Breakfast bar with two stools. Combination boiler replaced 18 months ago and carbon monoxide detector. Wooden window blinds.

Balcony
Balcony seating area with fantastic views across the development and lake.

Bedroom 1
14'9" x 13'1" (4.5 x 4)
Two Double glazed windows, radiator , large glass fronted wardrobes, wooden window blinds.

Bedroom 2
9'0" x 9'10" (2.75 x 3)
Double glazed widows, glass fronted wardrobes, wooden window blinds and radiator.

Bathroom
Double glazed window, fully tiled, bath with shower over and screen, vanity sink with drawer underneath, low level w.c. chrome ladder towel rail.

Exterior
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	78	80
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	79	81
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC