



**BerkeleyShaw**

## 137 Ellerman Road, Liverpool, L3 4FE

### £1,100 PCM

Located in the sought-after area of Ellerman Road, L3, this charming two-bedroom apartment is available TO LET. Offering a perfect blend of comfort and convenience, this unfurnished residence is ideal for small families, couples, or individuals seeking a tranquil yet connected living space. We are looking for a tenant who will take great care of this lovely property and treat it as their own.

Boasting two generously sized double bedrooms, the apartment provides ample space for relaxation and rest. The spacious reception room is perfect for both entertaining and unwinding, while the modern, newly renovated bathroom offers a peaceful retreat after a busy day.

The kitchen is equipped with brand-new appliances, ensuring a contemporary and efficient space for cooking. The apartment also features newly fitted carpets and freshly painted walls, enhancing its overall appeal and creating a welcoming atmosphere throughout.

One of the standout features of this property is the delightful balcony, offering serene views over the fountains and lake within City Quay. It provides the perfect spot for enjoying your morning coffee or evening relaxation in the fresh air.

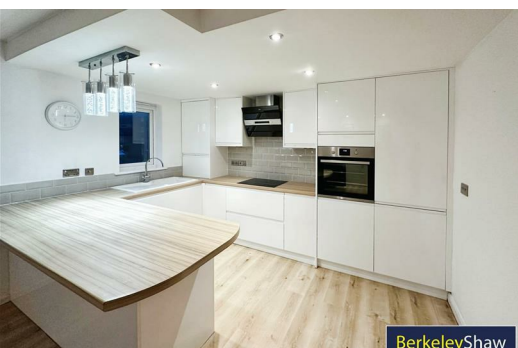
The apartment includes a dedicated parking space for one vehicle, with the added convenience of a visitor car park available for guests. With excellent transport links, local amenities, and the dynamic culture of Liverpool just moments away, this apartment offers an exceptional opportunity to embrace a comfortable lifestyle in a prime location.

Don't miss the chance to make this inviting apartment your new home.

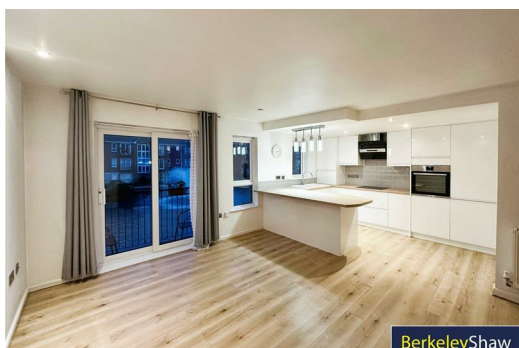
Deposit: £1100

Council Tax Band: C

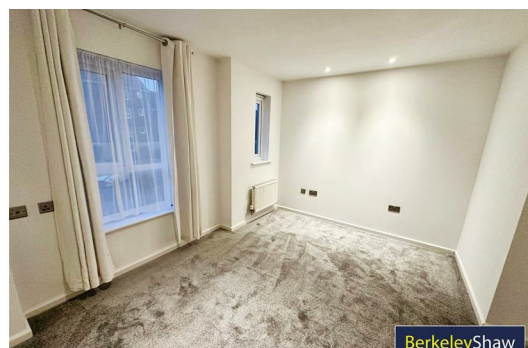
Minimum Term: 12 Months



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## Hallway

Wood effect flooring, radiator, entrance door

## Open Plan Lounge Kitchen

Double glazed patio door, double glazed window, wood effect flooring, radiator kitchen area comprises of a range of high gloss fitted base and wall units with integrated appliances including fridge freezer, electric oven, induction hob, extractor hood, dishwasher, washing machine, ceramic sink with mixer taps and work surfaces

## Bedroom 1

Double glazed windows, radiator, carpet

## Bedroom 2

Double glazed windows, radiator, carpet

## Bathroom

Part tiled wall and wood effect flooring, p- shaped bath with screen and shower over, vanity style sink unit and low level w.c illuminated wall mirror

## 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			
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	



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