



## 73 City Quay Ellerman Road, Liverpool, L3 4FD

£160,000

Are you a first-time buyer looking to step onto the property ladder, or an investor in search of the perfect buy-to-let opportunity? This beautifully presented second-floor apartment in the sought-after Ellerman Road, City Quay development could be just what you're looking for.

Located just a short distance from Liverpool city centre and only a ten minute walk from Brunswick railway station, this modern apartment offers both convenience and lifestyle. Set within a secure, exclusive development, residents benefit from allocated parking, additional visitor spaces, electronic gated access, and an intercom entry system for added peace of mind.

The apartment is accessed via a well-maintained communal hallway with stair access. Inside, you'll find an inviting entrance hall with a useful storage cupboard, leading through to a spacious open-plan kitchen, dining and living area—perfect for entertaining guests or relaxing in style. There are two generously sized double bedrooms, with the second bedroom enjoying views towards the River Mersey, as well as a contemporary three-piece bathroom suite.

Additional benefits include no onward chain, gas central heating, double glazing, secure allocated parking, and excellent transport links, making this an ideal base for professionals or an attractive rental property.

Early viewing is highly recommended to appreciate everything this superb apartment has to offer.



## Communal hallway

Secure entry system & stairs access to upper floors.

## Hallway

Storage cupboard, radiator & intercom entry system.

## Kitchen diner/living area

Double glazed windows, radiator, range of wall & base units, rolled edge work tops, gas burning hob, electric oven, cupboard housing combi boiler, space for washing machine, integrated dishwasher & stainless steel sink with drainer.

## Bedroom 1

2 x double glazed windows, fitted wardrobes & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bathroom

Vanity unit with WC, basin, bath with glass shower screen, heated towel rail & mosaic tiled wall.

## Externally

Secure gated access, allocated parking, visitor parking & well maintained communal gardens.

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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