



**BerkeleyShaw**

## 269 Ellerman Road, Liverpool, L3 4FG

### Offers Over £190,000

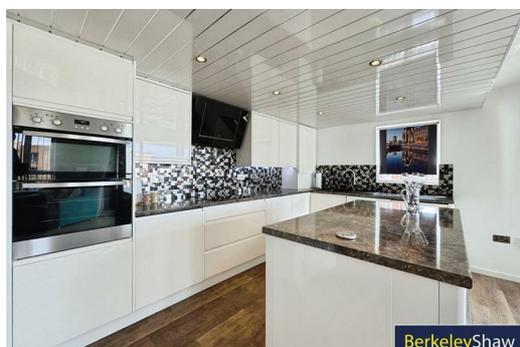
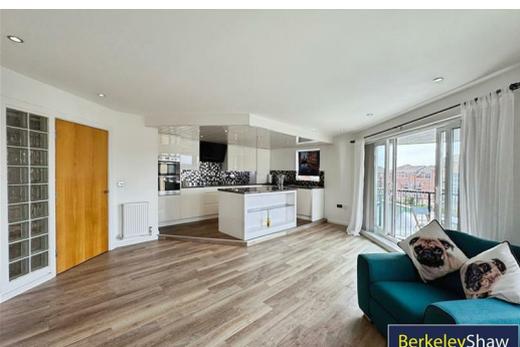
Perfect First Home or Investment – Stylish Two Bedroom Apartment with Stunning Balcony Views

Are you ready to take your first step onto the property ladder or seeking a superb buy-to-let investment just a short stroll from the River Mersey?

Welcome to this beautifully presented two-bedroom first-floor apartment, ideally located in the ever-popular City Quay development. Boasting a sunny corner balcony with uninterrupted views across a tranquil water feature, this apartment offers a rare combination of outdoor space and peaceful scenery – all just minutes from Liverpool City Centre.

Accessed via a well-maintained communal hallway with stair access, the apartment opens into a welcoming entrance hall with a useful storage cupboard. The spacious open-plan kitchen and living area is perfect for both relaxing and entertaining, featuring a central island and sliding doors that lead directly onto the south-facing balcony – a true sun trap with fantastic lake views.

There are two generous double bedrooms and a newly fitted modern shower room with a walk-in shower. Additional benefits include no onward chain, gas central heating, double glazing, and both allocated and guest parking, providing ultimate convenience.



## Communal hallway

Secure entry system with stairs to upper floors.

## Entrance hall

Storage cupboard, laminate floor, radiator & intercom system.

## Kitchen diner/living area

Range of wall & base units, central island, induction hob, double electric oven, composite sink, extractor hood, integrated fridge, integrated freezer, tiled splash back, 3 x radiators, combi boiler, double glazed windows & UPVC sliding doors to balcony overlooking the water feature.

## Bedroom 1

2 x double glazed windows, radiator & fitted wardrobes.

## Bedroom 2

Laminate floor, double glazed window & radiator.

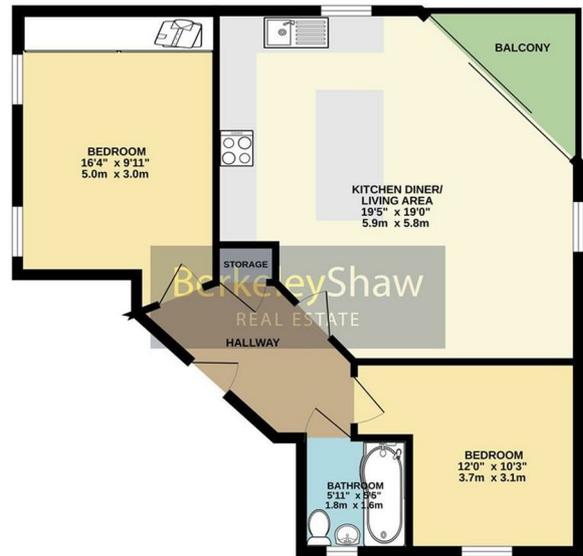
## Bathroom

Double glazed window, laminate floor, WC, wash basin, heated rowel rail, tiled walls, bath with thermostatic shower & spotlights.

## Externally

Allocated parking, visitor parking, secure gated access & well maintained communal gardens.

UPPER FLOOR



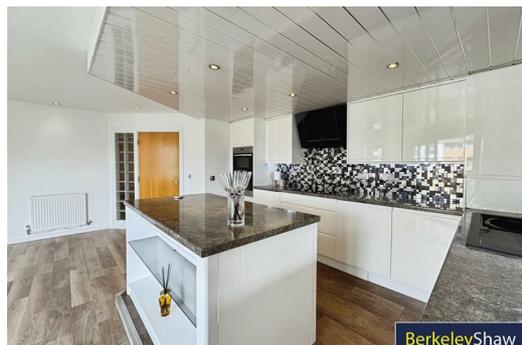
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and equipment shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with Metreapp 02022

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	80

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