

BerkeleyShaw

112 Ellerman Road, Liverpool, L3 4FD

£1,200 PCM

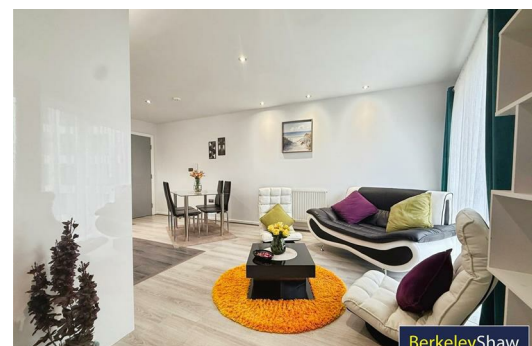
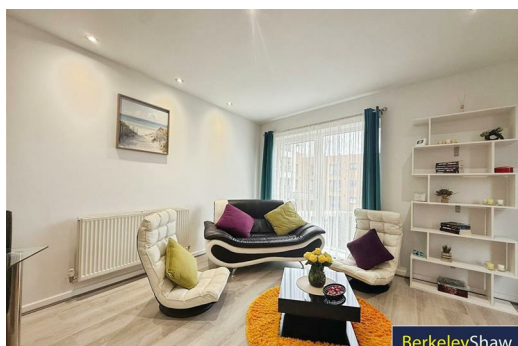
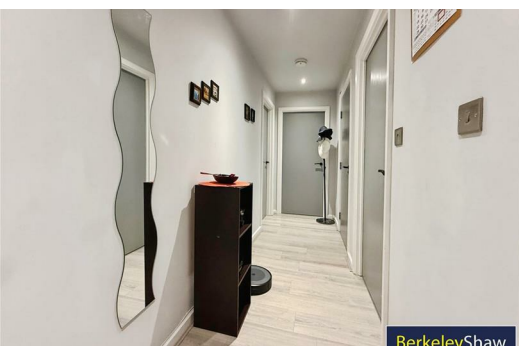
To Let – a two-bedroom flat in an urban, waterfront setting in Liverpool's L3 district.

This immaculately presented flat offers an open-plan reception room with large windows, providing a waterfront view and generous natural light. The layout allows for combined living and dining space, with direct outlooks over the water. Parking is included, adding convenience for residents.

The master bedroom is a well-proportioned double with en-suite shower room and fitted wardrobes, providing integrated storage. The second bedroom is also a double, suitable for guests, family, or home working. The main bathroom features a walk-in rain shower, built-in storage and a heated towel rail, while the en-suite includes a rain shower, built-in storage and a heated towel rail, giving both bedrooms access to modern facilities.

The property holds an EPC rating B and falls within Council Tax Band C.

Located in a secure access-controlled apartment complex close to Liverpool's waterfront, the flat is well positioned for local amenities, cafés and restaurants around the docks and city centre. Residents can enjoy nearby urban green spaces and access to Liverpool's cultural and retail offerings.

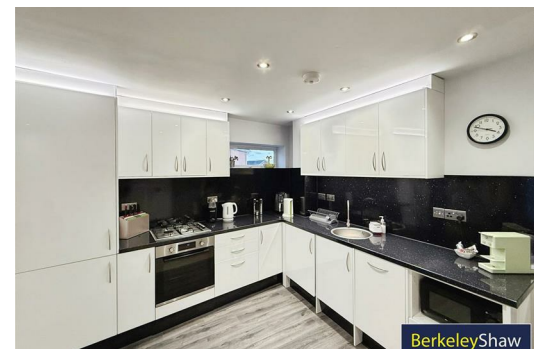
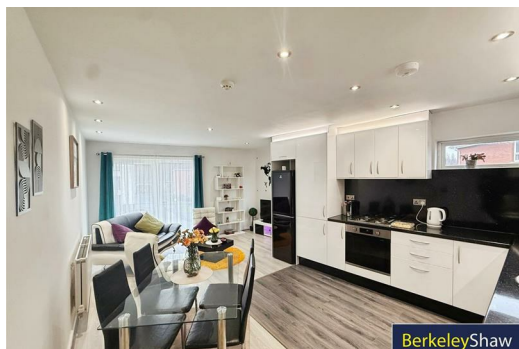


- Lounge
- Bedroom 1 (Master)
- Bedroom 1 En Suite
- Bedroom 2
- Hallway
- Kitchen
- Bathroom
- Exterior

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



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