



253 Ellerman Road, Liverpool, L3 4FG

Offers Over £190,000

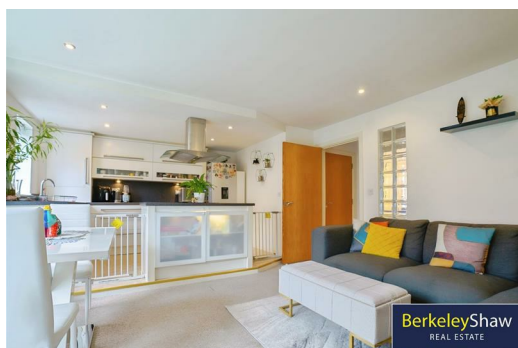
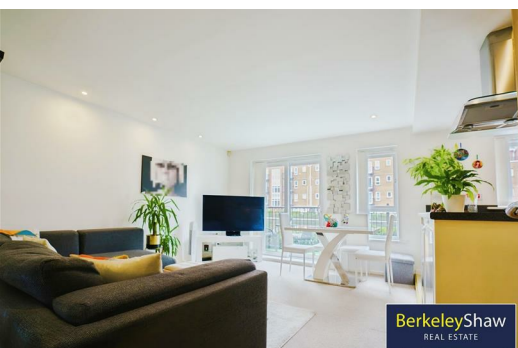
Perfect First Home or Investment – Stylish Ground Floor Apartment with Sun-Soaked Balcony & Water Views


Whether you're a first-time buyer, young professional, or downsizer seeking ground floor living, this immaculately presented two-bedroom apartment on Ellerman Road offers the perfect blend of luxury, convenience, and serenity—complete with no onward chain.

Situated in the sought-after City Quay development, the apartment boasts an enviable position overlooking the central water feature, with a sun-drenched private balcony offering a peaceful outdoor retreat rarely found in city living.

Step inside to discover a turnkey home finished to a high standard throughout. The welcoming entrance hall includes a built-in storage cupboard, leading into a stunning open-plan kitchen, dining and living space. This bright and airy area is ideal for both relaxing and entertaining, and features a modern fitted kitchen with integrated appliances, alongside sliding doors opening out to the spacious balcony with tranquil water views.

There are two generously sized double bedrooms, both offering ample storage, and a newly fitted, luxury shower room with sleek contemporary fixtures and a walk-in shower—adding a touch of boutique hotel style to everyday living.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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