



## 253 Ellerman Road, Liverpool, L3 4FG

### Asking Price £190,000

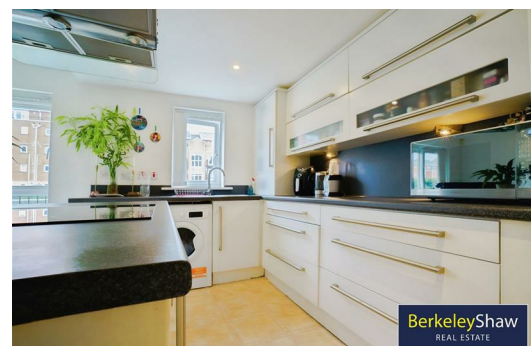
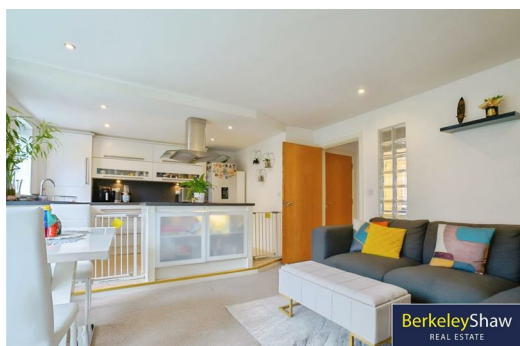
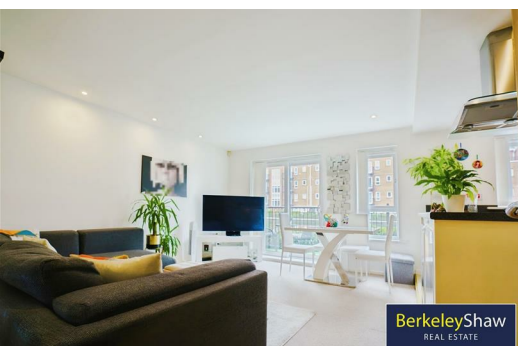
Perfect First Home or Investment – Stylish Ground Floor Apartment with Sun-Soaked Balcony & Water Views

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.



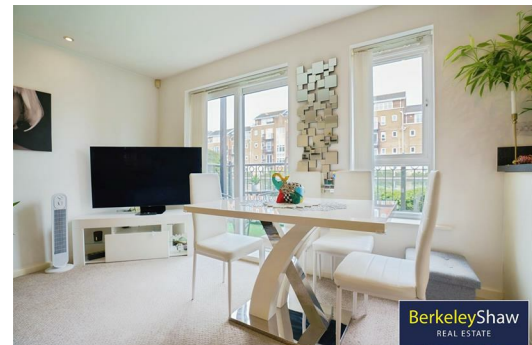
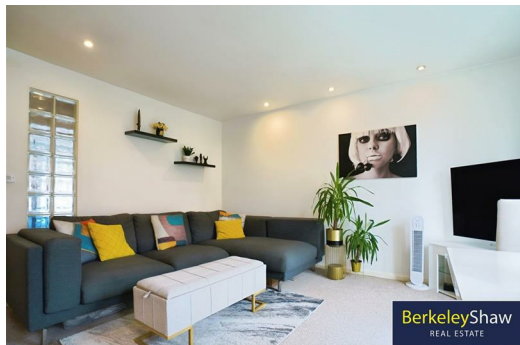
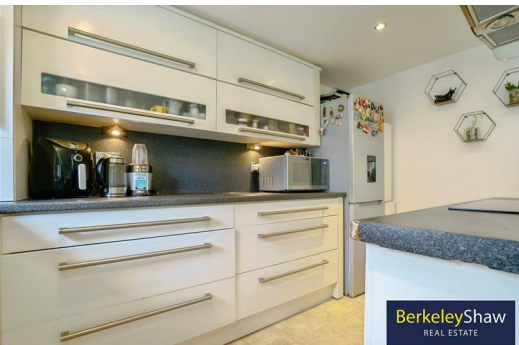
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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