



**2 DOUBLE BEDROOMS**

**NO CHAIN**

**GATED DEVELOPMENT**

**GROUND FLOOR APARTMENT**

**PARKING INCLUDED**

**8% YIELD AS A RENTAL**



**Ellerman Road**  
L3 4FG

**£145,000**

### KITCHEN

Beech finish fitted wall and base units with chrome bar handles and matching wood effect work tops. Stainless steel sink under window with mixer tap. Stainless steel hood extractor, gas hob and electric oven. Free standing fridge freezer and washing machine. Wooden laminate flooring.

### BATHROOM

Partly tiled walls and large fitted mirror over sink and toilet. Curved white bath with shower screen and shower over.

### LOUNGE

Laminate floor, rear of property to car park. Open Plan to Kitchen.

### BEDROOM 2

Carpet, rear of property overlooking car park.

### BEDROOM 1

Front of property.



**\*\* STOP PRESS \*\* FOR SALE \*\* GREAT OPPORTUNITY \*\*** Offered with vacant possession and with no forward chain this property would be ideal for the first time buyer or investor (achieving 8% yield). Situated on the ground floor of this popular and well maintained development, this apartment benefits from having 2 double sized bedrooms and allocated parking with ample visitor spaces. Get in touch today to find out more - we're happy to answer your questions and arrange your viewing at your convenience!



# Energy Performance Certificate



283, Ellerman Road, LIVERPOOL, L3 4FG

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 28 August 2020  
**Date of certificate:** 28 August 2020

**Reference number:** 0168-2888-6583-2320-5595  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 70 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

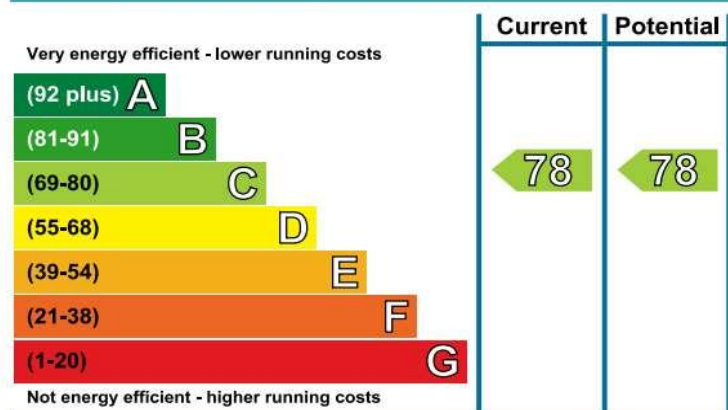
**£ 1,326**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	Not applicable
Heating	£ 810 over 3 years	£ 810 over 3 years	
Hot Water	£ 324 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 1,326</b>	<b>£ 1,326</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.