



## Waterloo Warehouse Waterloo Road, Liverpool, L3 0BG

Asking Price £215,000

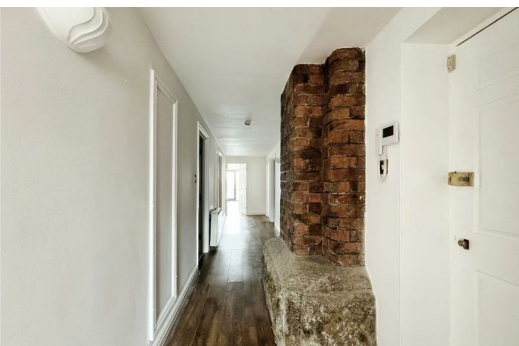
Are you searching for a spacious ground floor apartment with outside space?

Welcome to this charming two-bedroom ground floor apartment located in the prestigious Waterloo Warehouse development. This property boasts a sought-after location situated on the fringes of Liverpool City Centre, just a few minutes' walk to the picturesque River Mersey, offering a perfect blend of city living and tranquility.

Upon entering, you are greeted by an inviting entrance hall providing access to two double bedrooms, the master bedroom boasting terrace access & en-suite bathroom. The kitchen area boasts a range of integrated appliances, with views out across the open plan living/dining space. The living/dining space is a great space for entertaining and boasts further access to a terrace. Completing the layout is a further bathroom and a storage room.

The generous accommodation means this apartment is ideal for a variety of buyers whether you are a professional needing a base close to the city centre, an investor looking to add value to this fantastic apartment or a first-time buyer looking to take your first steps onto the property ladder.

Further benefits to the apartment include no onward chain & allocated parking.



## Hallway

Laminate floor, storage heater, intercom system & feature brick pillar.

## Bedroom 1

Laminate floor, timber frame doors to terrace, feature brick pillar & storage heater.

## En-suite

Tiled floor, part tiled walls, corner bath, WC, basin, bidet & exposed brick pillar.

## Bedroom 2

Laminate floor, timber frame double glazed windows & storage heater.

## Kitchen

Range of wall & base units, stainless steel sink with mixer tap, electric hob, extractor hood, electric oven, s & spotlights.

## Storage room

## Living/dining room

Timber frame doors to terrace, laminate floor, storage heater & exposed brick pillar.

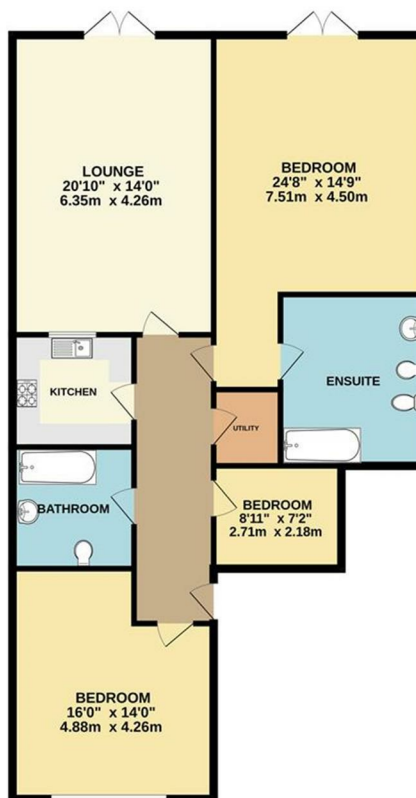
## Bathroom

Tiled floor, tiled walls, WC, basin, towel radiator, brick pillar & bath with shower attachment.

## Externally

Allocated parking space

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. Made with Measure C1024

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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