



# 1 Waterloo Warehouse, Liverpool, L3 0BG

Asking Price £165,000 Leasehold

www.  
cityresidential  
.co.uk



About the Property

Set in the stunning Grade II listed building Waterloo Warehouse. This larger than average one bedroom ground floor apartment is brimming with original period charm.

The property would make a fantastic home to any potential purchaser with its stunning features including exposed brick columns, bringing charm and character throughout.

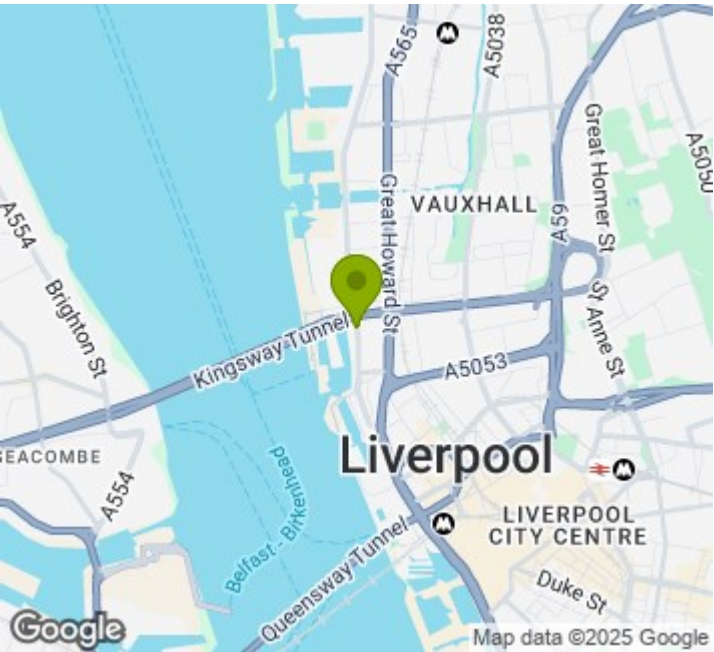
Situated on Waterloo Road the property provides convenient access to Liverpool City Centre, The Royal Albert dock and numerous bars shops and restaurants.

The generous accommodation briefly comprises, entrance hall, a fantastic sized reception room and separate kitchen, spacious master bedroom with en-suite shower room and further separate bathroom.

The property further benefits from allocated parking space plus additional visitor's spaces and 24-hour manned security.

Do not miss the opportunity to purchase this beautiful property.

- Service Charge - £1618.38pa
- Ground Rent - £114pa
- Lease - 89 years remaining
- EPC - D
- Council tax band - C
- Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	



City Residential  
81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG  
T: 0151 231 6100 F: 0151 231 6105  
E: sales@cityresidential.co.uk



WWW.  
cityresidential  
.co.uk