



Waterloo Road, City Centre, Liverpool L3 0BG

- Striking Two Bedroom Duplex Upper Floor Apartment
- High Specification Finishes With Characterful Features
- Immaculate Master Bedroom Complete With Ensuite
- Second Substantial Double Bedroom To Upper Level
- Envious Central Location With Views Over The Docks
- Hall, Open Plan Living/Dining Space & Stylish Kitchen
- Luxurious Contemporary Style Family Shower Room
- Residents Further Benefit From Secure Private Parking



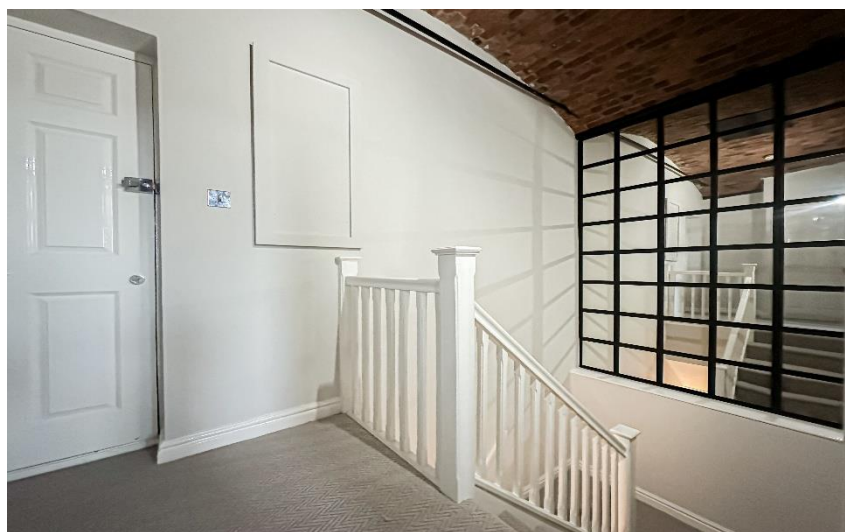
£280,000













EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

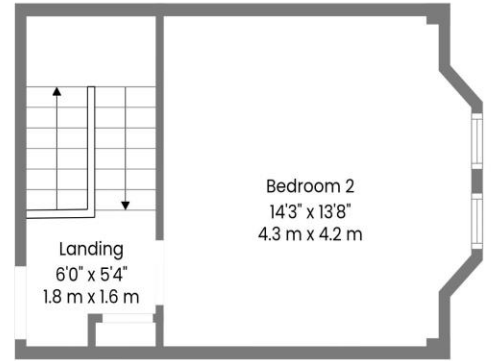
Description

Those seeking luxury city living without compromising on character should look no further than this striking two bedroom duplex apartment, showcased to the sales market by appointed agents Move Residential. Located on the second floor of the Waterloo Warehouse development on Waterloo Road, L3, this property enjoys close proximity to the city centre along with scenic views over the docks. Boasting characterful vaulted ceilings and exposed brickwork throughout which are beautifully complemented by the exemplary quality finishes, this property has a truly unique charm and promises to make an enviable future home for a very lucky buyer. An inviting entrance hall greets you into the property, leading you through to an open plan living/dining area which is flooded with natural light and features attractive parquet style flooring, offering an impressive social setting for relaxing and entertaining guests. This is followed by a sleek modern kitchen complete with a range of stylish fitted units and complementary worktops providing plentiful surface space. Continuing through you will find the sumptuous master bedroom enjoying plush carpeting and fitted wardrobes, as well as the added luxury of a contemporary style ensuite shower room, and concluding this floor is a deluxe family shower room boasting a walk-in shower unit. The upper floor is home to the second double bedroom, which has been finished to an impeccable standard, completing the interior of this spectacular apartment. Residents of the development further benefit from secure allocated parking.

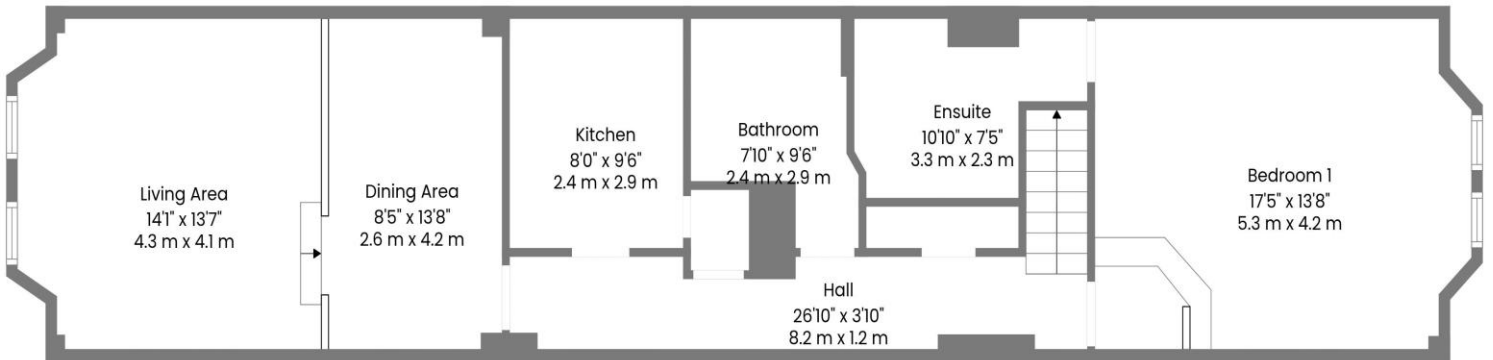
Location

Enjoying the L3 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

Floor Plan



1st Floor



Basement 1

TOTAL: 1160 sq. ft, 107 m2

BELOW GRADE: 887 sq. ft, 82 m2, 1st floor: 273 sq. ft, 25 m2

EXCLUDED AREAS: UNDEFINED: 15 sq. ft, 1 m2, WALLS: 114 sq. ft, 12 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.