



## Apt 179 Waterloo Warehouse Waterloo Road, Liverpool, L3 0BH

### Starting Bids £185,000

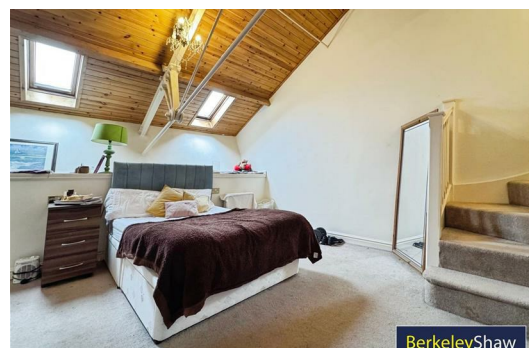
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000

Waterloo Warehouse is a secure gated development with lift and stair access to all floors, 24-hour on-site concierge/security, resident parking and visitor spaces. Located within walking distance of the Royal Albert Dock, Liverpool Waters, and an array of shops, restaurants, bars and cultural attractions, the location is as convenient as it is desirable.

Occupying a sought-after fifth-floor position, this spacious duplex apartment perfectly combines authentic industrial charm with contemporary comfort. Exposed brickwork, vaulted ceilings, and striking cast-iron columns create a unique sense of character rarely found in modern developments.

Ideal for professionals, downsizers, or investors, the property offers spacious, well-planned accommodation featuring a bright open-plan living and dining area with views across Waterloo Dock, an integrated kitchen, and two double bedrooms — including a master suite with en-suite shower room. A sleek additional bathroom, secure allocated parking, and lift access complete the appeal of this beautifully maintained and well-managed dockside residence.

Leasehold 85 years remaining S/C £2250 per annum Ground Rent: £159 per annum



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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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