



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

£269,000

SPACIOUS 2 BEDROOM DUPLEX APARTMENT WITH BEAUTIFUL RIVER VIEWS AND ORIGINAL HERITAGE FEATURES.

Recently refurbished, this beautifully presented and sympathetically converted Heritage apartment on the upper floors boasts generous square footage and stunning original features including exposed brickwork and metalwork, bringing charm and character throughout.

The first floor comprises: a welcoming entrance hall with heaps of storage, an expansive open plan lounge and dining room with superb views of the Dock and River Mersey and a bright separate kitchen - perfect for entertaining.

Stretching across the top floor of the building, the first floor comprises a stunning double master bedroom with large en-suite including both bath and shower and large built in wardrobes. A second expansive double bedroom with plenty of eaves storage and a family bathroom including bath.

Within easy walking distance of local amenities, transport links and the City Center. Close to Liverpool ONE, cultural favourites such as the Albert dock and the Cavern Club and restaurants such as Panoramic 34 and San Carlo.

Still need a car? You get your own secure, dedicated parking space, 24 hour on-site security to keep you safe and secure and visitor parking is available for guests.

Viewing is highly recommended, call now to book an appointment.





## Hallway

14'9" x 3'7" (4.5 x 1.1)

## Lounge/Dining room

14'1" x 18'8" (4.3 x 5.7)

Spacious open plan lounge and dining room. Features original exposed brick and stunning river views.

## Kitchen

9'6" x 7'10" (2.9 x 2.4)

Range of wall and base units, internal window overlooking lounge, electric hob and oven, space for fridge and freezer and plumbed for washing machine

## Stairwell

5'10" x 9'10" (1.8 x 3.0)

## Cupboard Under Stairs

5'6" x 3'7" (1.7 x 1.1)

## Hot Water Cupboard

2'7" x 2'11" (0.8 x 0.9)

## Master Bedroom

15'5" x 14'1" (4.7 x 4.3)

Spacious Master Bedroom, Original Cast Iron Supports.

## Ensuite

6'6" x 10'5" (2.0 x 3.2)

Paneled bath with separate shower cubicle, low level WC, wash hand basin.

## Storage Corridor

4'3" x 9'6" (1.3 x 2.9)

Fitted Wardrobes

## Bedroom 2

14'9" x 17'4" (4.5 x 5.3)

Original Cast Iron Features with eaves storage.

## Bedroom 2 Storage Area

13'1" x 2'11" (4.0 x 0.9)

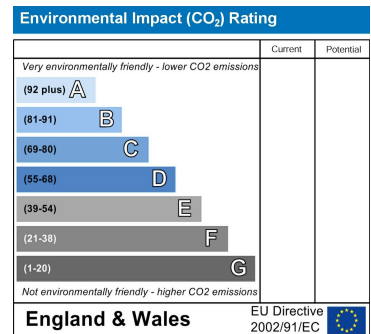
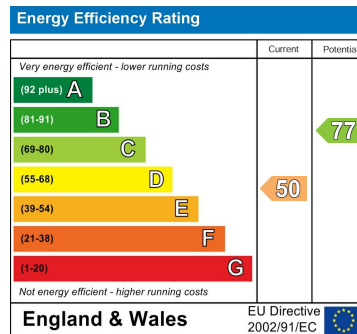
## Bedroom 2 Dressing Area

9'6" x 5'2" (2.9 x 1.6)

## Bathroom

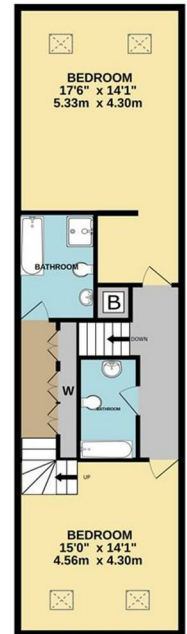
9'6" x 5'2" (2.9 x 1.6)

Paneled bath, low level WC, wash hand basin.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10/22

