



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

O.I.R.O £200,000

If you are in the market for a spacious apartment on Liverpool's Docks, this may be the ideal property for you!

Berkeley Shaw is delighted to bring to the sales market this first floor two-bedroom apartment. Named for T Battle of Waterloo, the dock was originally designed by Jesse Hartley and opened in 1834. Sympathetically converted to residential apartments in the early 80's, each apartment offers unique original features, seamlessly blending the old with the new. Liverpool City Centre is within easy reach of the property and offers a fantastic range of amenities including shopping facilities, recreational facilities and superb transport links.

Accessed via the communal hallway with lift and stair access, the accommodation comprises; entrance hall, spacious living/dining room bursting with character features including the vaulted ceiling. The modern fitted kitchen is the perfect space for any cooking enthusiast! Completing the layout are two double bedrooms - the master with an en-suite and a three-piece bathroom.

Benefits include allocated parking, on-site security, electric economy 7 heating, double glazing & walk-in storage cupboards.

Get in touch straight away for a viewing!



## Hallway

entrance door, laminate flooring, electric storage heater, 2 x Storage cupboards

## Lounge / Diner

Double glazed windows, Storage heaters, laminate flooring, furnishings include : 2 x Sofas, rug, coffee table, tv stand, dining table and chairs.

## Kitchen

Part tiled around surfaces, kitchen comprises of a range of fitted base and wall units single drainer sink with mixer tap, intergrated appliances inc fridge / freezer, dishwasher, cooker and hob, plumbing for washing machine

## Bedroom 1

Double glazed windows, electric wall heater, carpet, fitted wardrobes, double bed with mattress

## Ensuite Shower Room

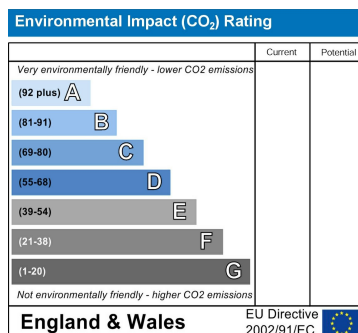
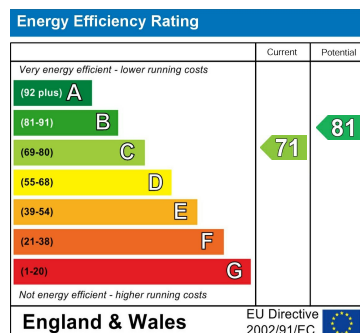
fully tiled, ladder towel rail, large walk in shower with glass screen, shower, sink and low level w.c.

## Bedroom 2

Double glazed windows, electric wall heater, carpet, fitted wardrobes, double bed with mattress

## Bathroom

fully tiled walls and floor, panelled bath with shower over, low level w.c.



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