



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

### £1,400 PCM

Berkeley Shaw offer TO LET is a TWO BEDROOM DUPLEX FURNISHED Apartment, available for immediate let, offers an excellent standard of living with its neutral decor and spacious rooms. As you step into the property, you will be welcomed by a thoughtfully laid-out open-plan reception room. This room features beautiful wood flooring and offers stunning views over the Docks, creating an inviting and comfortable living space.

The property benefits from a fully equipped kitchen, fitted with modern appliances, ensuring you have everything you need to prepare your meals in style. The kitchen's design complements the overall aesthetic of the flat, making it a joy to spend time in.

The property boasts two generously sized bedrooms. The master bedroom is a double and comes with an en-suite, offering a private haven to retreat to at the end of the day. Both the master and second bedroom are spacious and feature built-in wardrobes, providing ample storage space. The abundance of natural light in the master bedroom further enhances its appeal, creating a calm and serene atmosphere.

The property also includes a second bathroom, providing further convenience for residents or guests. Each room in this flat has been designed to provide comfortable living, with a careful focus on space and light and ALLOCATED PARKING SPACE





Exterior

Communal Grounds and allocated Parking Space

Hallway

Entrance door, wooden floor, access to understairs storage cupboard and staircase to first floor

Bedroom 1

Double glazed windows, Wooden flooring, furnishings include King size bedframe and mattress, 7 door wardrobe, 3 x Drawer units, 1 x mirror, Desk and shelf unit, Television, 2 drawer unit, curtain rail and curtains

Ensuite Shower Room

Fully tiled walls and flooring, comprises of panelled bath, walk in shower unit, sink and low level w.c.,

Landing

Wooden Flooring, display cabinet and mirror

Lounge Diner

Double glazed window, Split level Wooden flooring, electric wall heaters and furnishings include:- Dining table and 6 assorted chairs, Mirror, corner group sofa, coffee table and 2 x side boards, Television, Standard Lamp, Curtains, Shelving Unit

Kitchen

Tile effect Karndeen floor, part tiled walls, kitchen comprises of a range of fitted base and wall units, inset ceramic 1 and 1/2 sink with draining board and mixer tap, appliances include Fridge/ Freezer, Washing machine, dishwasher, ceramic hob, extractor fan.

Main Bathroom

Fully tiled walls and flooring, bathroom comprises of three piece suite panelled bath with shower over, sink and low level w.c., large airing cupboard with cylinder

Bedroom 2

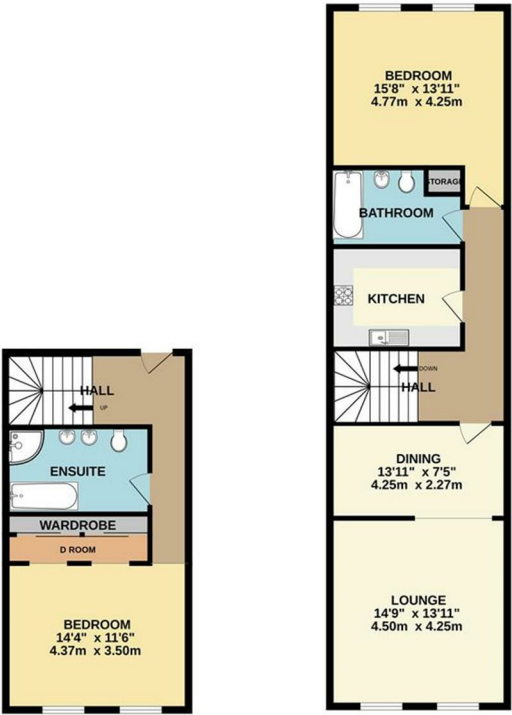
Double glazed windows, Wooden flooring, furnishings include King size bedframe and mattress, 5 door wardrobe, 5 x pictures, curtain rail and curtains

| 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 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 2002/91/EC |

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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. Made with Metropix ©2024



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