



## 291 Waterloo Quay Waterloo Road, Liverpool, L3 0BS

### Offers Over £190,000

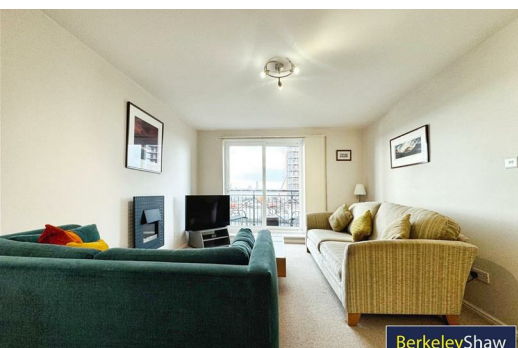
Welcome to this fantastic two-bedroom second-floor apartment located in the sought-after Waterloo Quay development, located just a short walk away from Liverpool City Centre.

Upon entering the apartment, you'll be greeted by a spacious entrance hall complete with two storage cupboards and laminate floor. The spacious open-plan living/dining room, which features UPVC sliding doors leading to a private balcony with beautiful water views—perfect for relaxing. The living area flows effortlessly into the fitted kitchen, which is well-equipped and ideal for those who love to cook and entertain. Completing the layout is two double bedrooms, including a master bedroom with its own en-suite shower room for added convenience and a further separate three-piece bathroom.

This property has been well-maintained and is in move-in condition, offering a perfect opportunity for buyers seeking a modern, hassle-free home. With the added bonus of allocated parking and an enviable location, this apartment is ideal for those seeking a living space along Liverpool's waterfront.

This apartment is ideal for a wide variety of buyers including first time buyers, investors looking to take advantage of the strong rental demand, downsizers or professionals looking to make the most of all that Liverpool City Centre has to offer.

Get in touch today to arrange a viewing before this is snapped up by a lucky buyer!





## Hallway

Laminate flooring, electric heater & 2 x storage cupboards.

## Bedroom 1

Double glazed window & electric heater

## En-suite shower room

Tiled floor, tiled walls, WC, corner basin & shower unit with sliding doors.

## Bedroom 2

Double glazed window, electric heater & fitted wardrobes.

## Open plan living/dining room

Double glazed window, UPVC sliding doors to balcony, electric heater, electric fire & archway to kitchen.

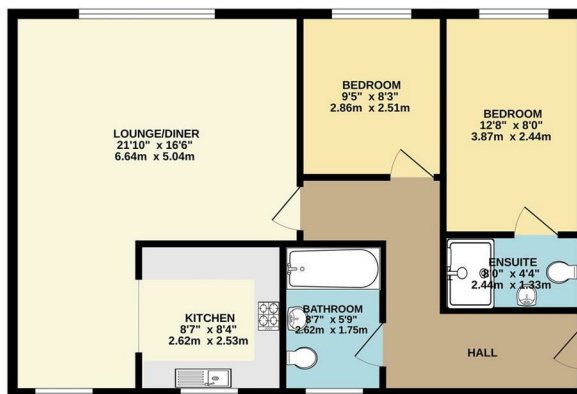
## Kitchen

Range of wall & base units, induction hob, electric oven, tiled floor, tiled walls, stainless steel sink with drainer, spotlights & extractor hood.

## Externally

Balcony with astro turfed floor & metal rails. Allocated parking & two further permits for guest parking.

GROUND FLOOR



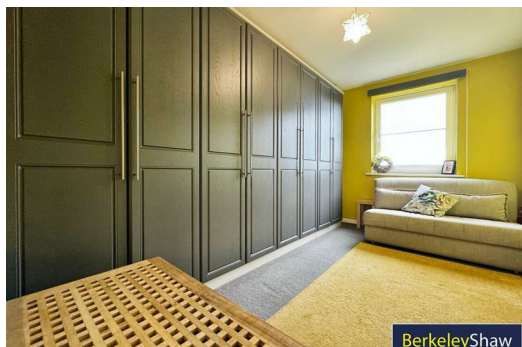
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The amount, nature and frequency of any such errors, omissions or misstatements shall be determined by the courts. Made with Metaphor 02025

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		
	76	83
England & Wales	EU Directive 2002/91/EC	

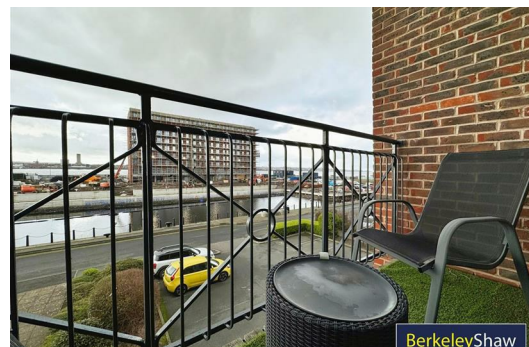
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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