



## Flat 4, 2 Wellington Street, Waterloo, L22 8QL

### Offers Over £160,000

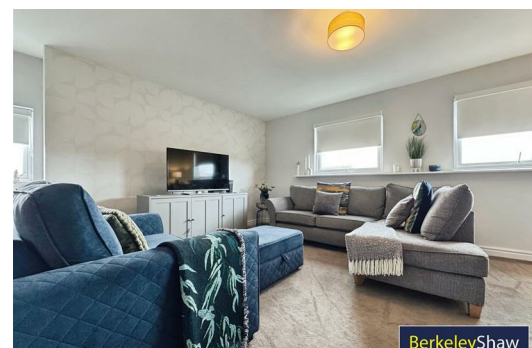
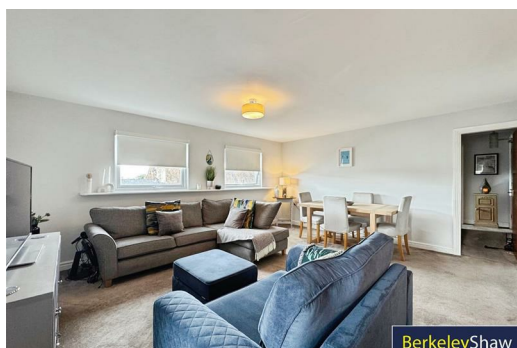
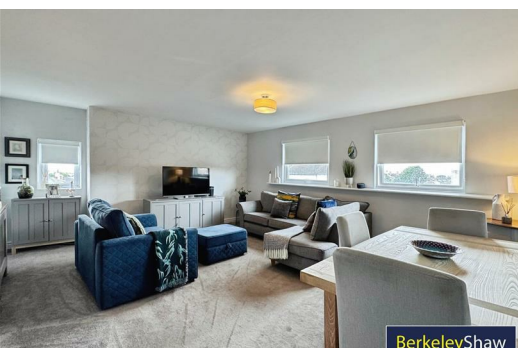
Beautifully Presented Three-Bedroom Apartment in the Heart of Waterloo

Nestled on the upper floor of a charming and characterful development on Wellington Street, this beautifully presented three-bedroom apartment offers spacious, stylish living in one of Waterloo's most desirable locations. The apartment offers stunning views out towards Crosby Beach & The Marina.

Located adjacent to the picturesque Waterloo Terraces conservation area and a short stroll from the eclectic cafes, shops and amenities of South Road and St John's Road, this home offers the perfect blend of serenity and convenience. Waterloo Railway Station is just moments away, offering quick access to Liverpool City Centre and beyond.

Internally, the property has been thoughtfully finished to a high standard throughout, featuring a modern fitted kitchen complete with a range of integrated appliances—perfect for those who love to cook and entertain. The open-plan living and dining area is bright and welcoming, with plenty of space to relax and unwind.

There are three well-proportioned bedrooms, each with a light and airy feel, offering versatility for family life, working from home, or guests. The sleek, modern bathroom is finished with a stylish three-piece suite including a bath with an over-bath thermostatic shower.



**Communal hallway**  
Stairs to the upper floor.

**Hallway**  
Split level with intercom entry system.

**Kitchen**  
Range of wall & base units, gas burning hob, electric oven, stainless steel sink with drainer, extractor hood, double glazed window offering fantastic views out towards Crosby Beach & The Marina, tiled splash back & combination boiler.

**Living room/dining room**  
3 x double glazed windows offering further fantastic views & radiator.

**Bedroom 1**  
Double glazed window & radiator.

**Bedroom 2**  
Double glazed window & radiator.

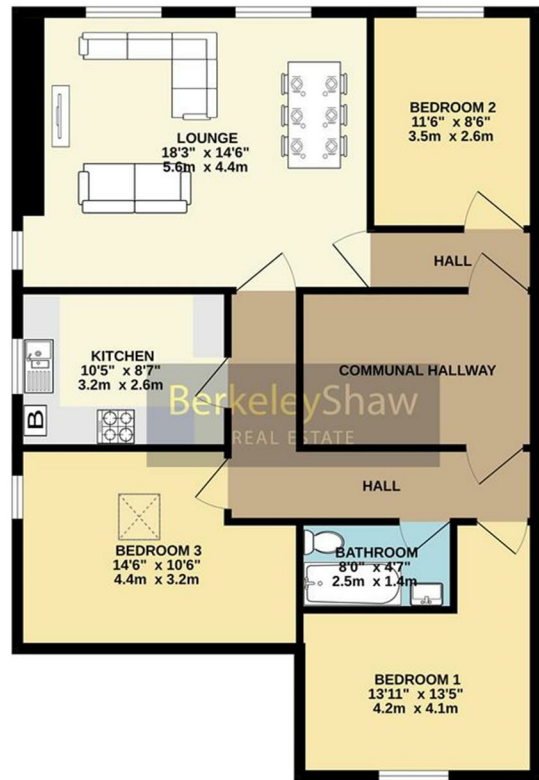
**Inner hallway**  
Fire door to communal hallway.

**Bedroom 3**  
Double glazed window, skylight, radiator & laminate floor.

**Bathroom**  
WC, basin, bath with over-bath thermostatic shower, tiled floor, part tiled walls & radiator.

**Externally**  
Communal gardens & allocated parking space.

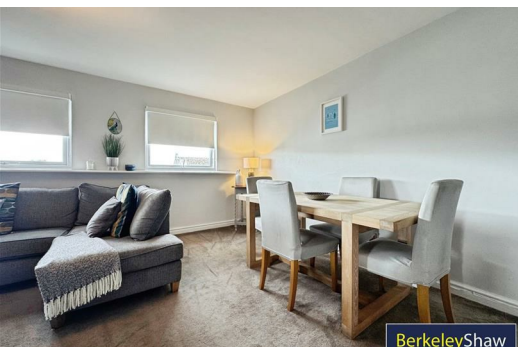
GROUND FLOOR



While 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 Measure v2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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