



BerkeleyShaw

Waterloo Warehouse Waterloo Road, Liverpool, L3 OBH

Offers Over £230,000

Two-Bedroom Duplex Apartment With Water Views In The Iconic Waterloo Warehouse

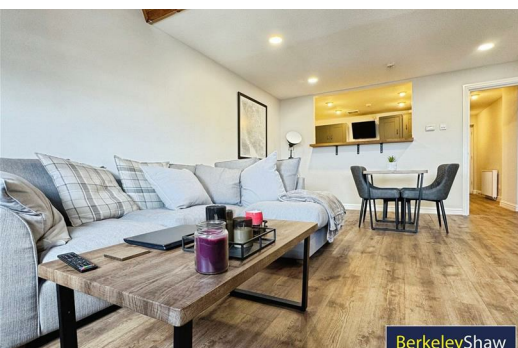
Berkeley Shaw are delighted to bring to market this spacious fifth-floor two-bedroom duplex apartment, located in the highly sought-after Waterloo Warehouse development. Offering a generous floor area of approximately 1,200 sq. ft, this Grade II listed conversion effortlessly combines historic charm with modern living.

From the moment you enter, this exceptional home offers real 'wow' factor. Original exposed brickwork, industrial beams and vaulted ceilings give the apartment a unique sense of character and space.

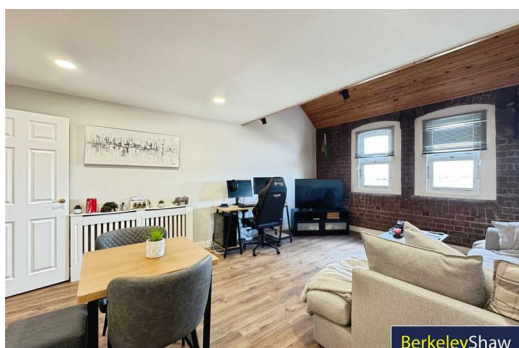
The accommodation is arranged over two floors. A welcoming entrance hall leads to a modern fitted kitchen with integrated appliances, including a fridge, freezer, dishwasher, washing machine, hob with extractor, and double oven. The spacious open-plan living and dining area is filled with natural light and provides fantastic views over the docks and River Mersey.

Upstairs, you'll find a master bedroom with dressing area and an en-suite bathroom, a further double bedroom with fitted storage and a family bathroom ideal for guests.

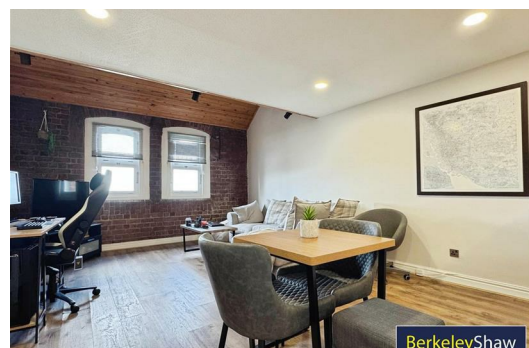
The apartment forms part of a secure gated development with 24-hour concierge service, and benefits from an allocated parking space along with additional visitor parking. Gas central heating and double glazing are



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
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