

**Waterloo Warehouse Waterloo Road, Liverpool , L3 0BG**  
**Asking price £250,000**

**bluerow**  
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Viewing highly recommended to appreciate the high specification which this property offers throughout.

Bluerow homes are delighted to offer for sale this first floor, two bedroom property situated in Waterloo Warehouse.

The popular and desirable Waterloo Warehouse is ideally located within walking distance of Liverpool city centre, with access to local transport links, bars, museums and restaurants.

Offering over 1200 square foot of character throughout the property briefly comprises of an entrance hall leading to two double bedrooms, two Bathrooms, Lounge area with Juliet style balcony overlooking the docs and a newly modernised kitchen and utility room.

The property benefits from 24-hour security upon entry, fobbed building access, secure parking with additional visitors parking.

Tenure: leasehold

125 from 1989

Service charge: £2386pa

Ground rent: £114pa

### Apartment hallway

Wooden floor , 1 Electric wall heater , door to utility room.

### Lounge

Amtico flooring throughout, 1 electric wall heater , Double glazed windows, double glazed doors opening to Juliet balcony which is south west facing with views of waterloo Dock.

### Kitchen

Tiled floor,fitted kitchen consisting of high gloss base/wall units and Corian worktop, built in De Dietrich appliances comprising: microwave and oven, black and chrome angled wall mounted extractor hood, Black ceramic hob, overlooking lounge area.

### Utility room

Lino flooring, Plumbing for washing machine, space for fridge/freezer.

### Bedroom one

Carpeted floor, 1 electric wall heater , Built in storage, double glazed windows. opening doors to Juliet balcony with views of Waterloo dock.

### En -suite Bathroom

Tiled walls and floor, Four piece wet room, chrome heated towel rail,chrome tap and shower head.

### Bedroom Two

Carpeted floor, 1 electric wall heater, double glazed windows.

### Shower room

Wet room ,tiled walls and floor, white low level WC and wash hand basin, Chrome heated towel rail.

### Parking

One allocated car parking space included. Ample on site visitors spaces available for guest.

### Facilities

\*Character Property with Contemporary Kitchen and Bathrooms

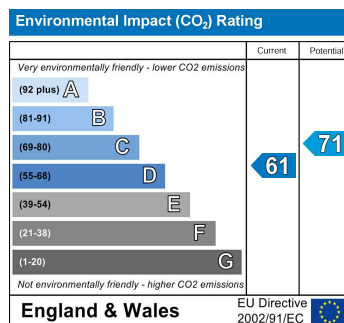
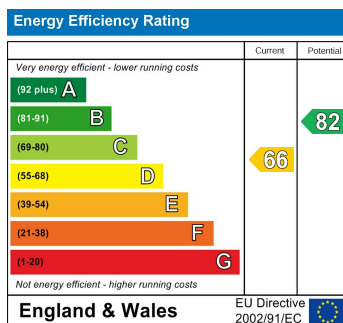
\*Two large Double bedrooms

\*No Chain

\*Secure Allocated Parking

\*Dock Basin Aspect

\*Viewing Essential



116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

www.bluerowlettings.com