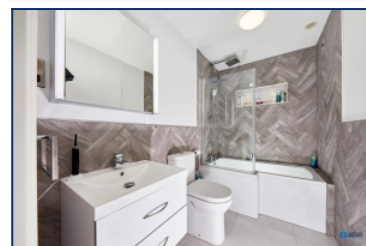


Waterloo Road, City Centre, L3



For Sale - £210,000 Offers in the Region of

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D
- Offered with No Onward Chain
- Spacious Open-plan Living and Kitchen Area
- Dual Patio Doors Leading from the Living Space
- Stylish and Contemporary Fitted Kitchen
- Two Generously Sized Double Bedrooms with En-suite to Master
- Sleek and Modern Family Bathroom
- Allocated Off-street Parking Space
- Sought-after Dockside Setting in the L3 Postcode
- Walking Distance to Liverpool City Centre
- Convenient Access to Excellent Transport Links

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 749 square feet / 70 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,550 per annum
- Ground Rent: £114 per annum
- Parking: Allocated
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1989 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2113 (approx)
- Lease Term Remaining: 88 year(s) (approx)
- Service Charge: £1,550 per annum
- Ground Rent: £114 per annum
- Leasehold Information: **The lease is currently in the process of being extended**

Ground rent review every 25 years in line with RPI, next date is Jan 2039.

Awaiting response from management company regarding proposed service charge for the next financial year.

Keeping pets is prohibited according to schedule 8 pt3 of the lease (dog/bird/cat/animal/reptile)

There is a clause in schedule 8 pt3 prohibiting use of the premises for a "trade business" which affects Airbnb. There is nothing stated that affects long term lets.

Description

****The lease is currently in the process of being extended****

Atlas Estate Agents are delighted to bring to market this beautifully presented, ground-floor apartment, perfectly positioned on the ever-popular Waterloo Road in Liverpool's vibrant L3 postcode.

Occupying a prime spot within a sought-after dockside development, this spacious home is ideal for those seeking stylish city living with the added benefit of peace, privacy and convenience. The accommodation is arranged over one well-designed level, offering a generous open-plan living and kitchen area, complete with sleek, contemporary fittings and finishes. Dual patio doors flood the space with natural light and provide seamless access to the outdoors — ideal for morning coffees or evening relaxation.

The apartment boasts two generously sized double bedrooms, with the principal benefitting from its own modern en-suite shower room. A further family bathroom has been finished to a high standard, providing both comfort and practicality.

With an allocated off-street parking space, excellent transport links on your doorstep, and the heart of Liverpool City Centre within easy walking distance, this is city living without compromise.

Offered with no onward chain, this exceptional apartment presents a rare opportunity for both first-time buyers and investors alike. Early viewing is highly recommended.

Additional Images



Bedroom



Lounge/Dining/Kitchen



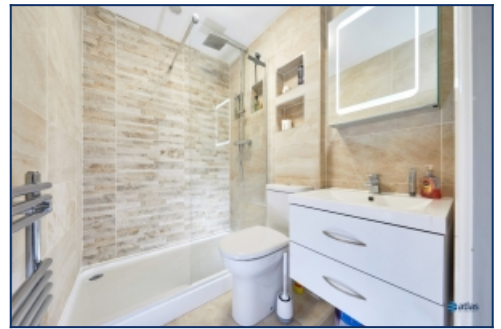
Lounge/Dining/Kitchen



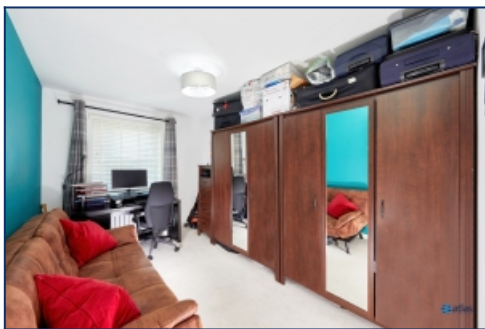
Lounge/Dining/Kitchen



Hallway



En-suite Bathroom



Bedroom



External



External

Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.