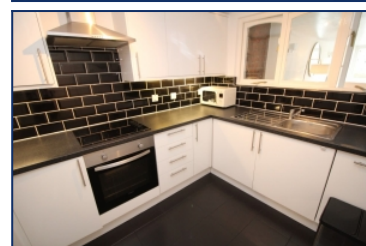


## Waterloo Warehouse, Waterloo Road, City Centre, L3



**For Sale - £200,000**

### Key Features

- 1 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C69
- Recently Modernised to an Exceptional Standard
- Patio Area With Stunning Water Views
- Walk In Wardrobe to Master Bedroom
- New Electric Heating System
- Separate Utility Room
- New Modern Fitted Kitchen and Bathroom
- 1x Allocated Parking Space & Visitor Parking
- Prime City Centre Location
- Secure Entry Video Intercom System
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £132 per calendar month
- Security: Intercom (Video)
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 07/07/1993 (approx)
- Service Charge: £132 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: There is a sinking fund on the property, when you come to sell you must pay 0.5% of the sale price for each year you have lived there.  
The service charge covers the maintenance of the building and communal areas internal and external, building insurance and contributes to the on sight concierge located in the guest house of the entrance.

## Description

A RECENTLY MODERNISED 1 BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE PRESTIGIOUS DEVELOPMENT OF WATERLOO WAREHOUSE, L3.

The accommodation briefly comprises of; spacious entrance hallway, large double bedroom with walk in wardrobe, bathroom, utility room, kitchen and open plan lounge/ dining room. Externally there is secure, gated car parking and private patio area with stunning views of the River Mersey and beyond.

The property also benefits from double glazing, new electric heating throughout and stunning surroundings.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Room Details

### Living / Dining Room

5.29 x 3.67 metres (17' 5" x 12' 1")

Feature exposed brick wall, wood laminate flooring, electric heater, dining area, wooden French doors leading to patio area.

### Kitchen

3.11 x 2.30 metres (10' 3" x 7' 7")

Range of wall and base units, tiled floor and splash back, stainless steel sink with mixer tap, windows to the living room, integrated fridge freezer, dishwasher, electric hob and oven, extractor hood and built in shelving.

### Bathroom

2.41 x 2.30 metres (7' 11" x 7' 7")

Tiled floor and part tiled walls, W.C, hand wash basin, feature exposed brick, shower cubicle with rainfall shower, LED mirror and extractor fan.

### Utility Room

2.17 x 1.50 metres (7' 2" x 5' 0")

Base units, sink with mixer tap, laminate flooring and plumbing for washing machine and dryer.

### Bedroom

3.38 x 3.96 metres (11' 2" x 13' 0")

Laminate flooring, electric heater, plantation blinds, feature wall lights and access to walk in wardrobe.

## Additional Images



Bedroom



Patio



Hallway



Living Room



Dining Area



Kitchen



Utility Room



Bathroom



Bedroom





Walk In Wardrobe

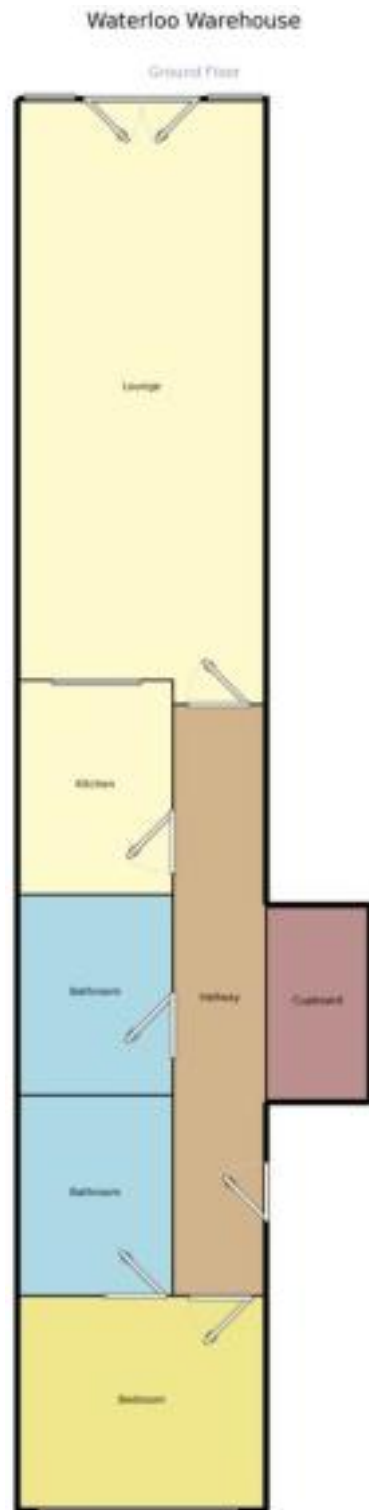


Patio



Patio

## Floor Plans



Measurements are approximate. Not to scale. For illustrative purposes only.

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.