



202c Waterloo Warehouse Waterloo Road, Liverpool, Merseyside L3  
0BH

£100,000

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**\*\* NO CHAIN \*\***

Touching the waters edge, this two bedroom, Third floor apartment provides excellent living space with original features. Perfect for home buyers and Investors alike. This delightful property has a great deal to offer.

Entering the property reveals fantastic accommodation which briefly comprises entrance hallway with all rooms leading off. Rooms includes an open plan lounge/diner overlooking the river Mersey. Separate Kitchen benefits from fitted units offering some built in appliances. The master bedroom is a lovely bright and airy room and has the added benefit of an en-suite shower room. Bedroom Two also benefits from Water views. To finish there is a three piece bathroom suite comprising low flush wc, pedestal wash hand basin and a panelled bath.

Externally there is allocated parking.

The property benefits from being close to local amenities of the city centre and excellent transport links being ideally situated with great links to Liverpool, Manchester and beyond.

Viewing is essential to appreciate the standard of the accommodation on offer

Figures to be verified

Length of Lease £125 years from 1989

Service Charge £2002 per annum

Ground Rent £114 per annum

Council Tax band D

Strict no Pet Policy

### Communal Entrance

Security entrance door. Stairs and lifts to all floors. Postbox collection point.

### Apartment Hallway

Wood Laminate flooring. Architectural features. Heater. Intercom entry handset. Doors to al rooms.

116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

www.bluerowlettings.com

### Living /Dining Room

Vaulted exposed brick ceiling. Two electric storage heaters. Fire place with wood effect mantel and marble effect hearth with electric fire. Double glazed windows offering Dock basin water views.

### Separate Kitchen

Wall, base and drawer units and work surfaces. Integrated appliances include, washer/dryer, dishwasher, electric oven and hob. Space for fridge freezer.

### Master Bedroom

Carpet flooring. Storage heater. Part exposed brick walls. Double glazed window offering Water views. Door leading to en-suite.

### En-Suite Shower Room

Three piece suite, comprising, step up Shower with glazed screen and built in shower. Wash hand basin set in vanity unit, Low level W.C., Part tiled walls.

### Bedroom Two

Wall mounted storage heater. Carpet flooring. Double glazed window overlooking dock basin and beyond.

### Family Bathroom

Three piece suite comprising: panel bath with shower attachment, Low level W.C., wash hand basin set in built in vanity unit.

### Car Parking

Allocated car parking bay for one car. There is a visitor car park at the development for the use of visitors issued with tickets via security lodge.

