



## 38b South Road, Waterloo, L22 5PQ

### £1,100

Nestled on South Road in the picturesque area of Waterloo, Liverpool, this charming Duplex Apartment presents a splendid opportunity for those eager to embrace the joys of coastal living. With two well-proportioned bedrooms and a dedicated study area, this newly refurbished flat is ideally suited for both relaxation and commuting, being just a short stroll from the beach and conveniently close to Waterloo train station.

Occupying the second floor, the apartment features a spacious front-facing living room that bathes in natural light, creating a warm and inviting atmosphere. The large dining kitchen is equipped with integrated appliances, making it a perfect space for culinary enthusiasts and social gatherings. Both double bedrooms offer ample space for comfort and privacy, while the stylish shower room adds a touch of modern elegance to the home.

Additional highlights include central heating and double glazing, ensuring a cosy environment throughout the year. This unfurnished property is available for immediate occupancy, with a minimum rental term of six months, allowing you the flexibility to settle in and personalise your new home.

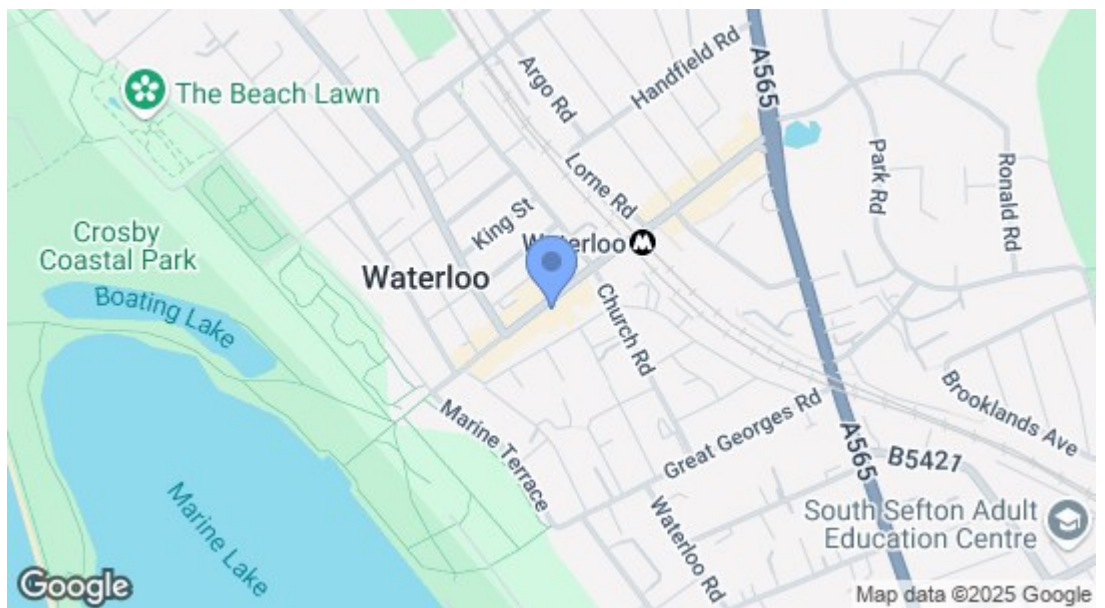
Whether you are a young professional, a couple, or simply seeking a peaceful retreat by the sea, this flat on South Road offers a wonderful blend of beachside living and urban convenience. Do not miss the opportunity to make this delightful apartment your new home.

- Two Bedrooms Plus Study Area
- Duplex Apartment
- Newly Refurbished to a High Specification
- Nestled between Train station and Beach
- Council Tax Band A
- Minimum 6 Months
- Available Now





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 58                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



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