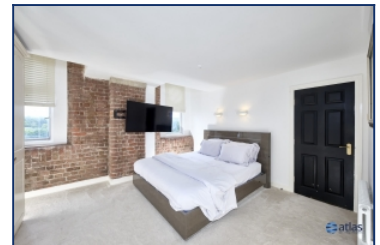


Waterloo Road, City Centre, L3



For Sale - £270,000 Offers Over

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D
- Extremely Well Maintained and Presented - Recently Renovated Throughout
- Open Plan Modern Reception Room with Juliet Balcony
- Attractive Modern Kitchen with Appliances Included
- Beautiful Herringbone Flooring Throughout
- Modern Recently Renovated Bathroom
- Master Bedroom with Large Windows and En Suite Contemporary Shower Room
- Secondary Well-Sized Bright and Airy Bedroom
- Three Spacious Separate Storage Cupboards
- City Centre Private Parking Space Included Along with Visitor Parking
- Fantastic City Centre Location - Wealth of Amenities on Your Doorstep

Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 1
- Floor Space: 89 square metres / 961 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £575 per quarter
- Ground Rent: £114 per annum
- Security: Intercom (Video)
- Parking: Visitors, Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine

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: 89 year(s) (approx)
- Service Charge: £575 per quarter
- Ground Rent: £114 per annum

Description

An exquisite apartment for sale, perfectly positioned on Waterloo Road in the vibrant heart of City Centre, L3. This immaculately maintained and beautifully presented residence, situated on the third floor of a prestigious building with lift access, promises an unparalleled urban living experience.

Step inside this recently renovated gem, where luxury and modernity blend seamlessly. The property epitomizes luxury, with its original features thoughtfully preserved and enhanced by stunning herringbone flooring throughout.

The expansive open-plan reception room, invites you to relax and unwind. A Juliet balcony floods the space with natural light, enhancing the contemporary ambiance. The adjoining modern kitchen is a culinary haven, equipped with top-of-the-line appliances, perfect for the avid chef.

The apartment boasts two generously sized bedrooms, each a sanctuary of comfort and style. The master bedroom features large windows that bathe the room in light and an en suite shower room that exudes modern elegance. The secondary bedroom is equally impressive, bright and airy, providing ample space for relaxation.

Both bathrooms have been recently renovated to the highest standards, offering a sleek, modern aesthetic that complements the overall design of the apartment. Storage is abundant, with three separate spacious cupboards ensuring that clutter remains a thing of the past.

This exceptional property also includes a coveted private parking space within the city centre, along with additional visitor parking – a rare and valuable amenity in such a prime location.

Nestled in a fantastic city centre locale, you’ll find a wealth of amenities right on your doorstep, from trendy cafes and fine dining restaurants to cultural hotspots and vibrant nightlife. This apartment is not just a home; it’s a lifestyle.

Atlas Estate Agents invite you to discover this urban oasis where every detail has been meticulously curated for those who demand the very best in city living.

Additional Images



Family Bathroom



Bedroom 2



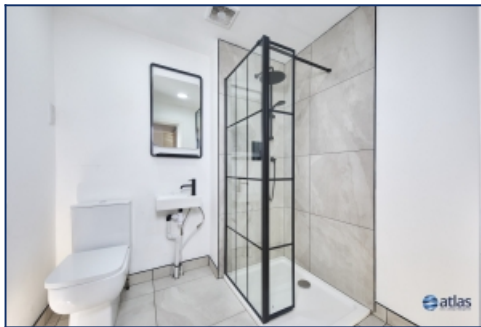
Reception Room



Reception Room



Bedroom 1



En Suite



View From Apartment

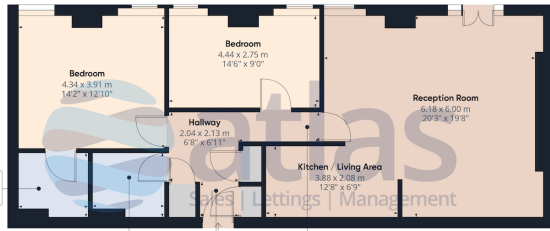


Parking



Building

Floor Plans



Approximate total area⁽¹⁾
89.31 m²
961.28 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements and approximations, not to scale. This floor plan is for illustrative purposes only.
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Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.