



## 101 Waterloo Warehouse

Waterloo Road, Liverpool, L3 0BQ

**Offers over £225,000**



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**TOTAL: 112 m<sup>2</sup>**

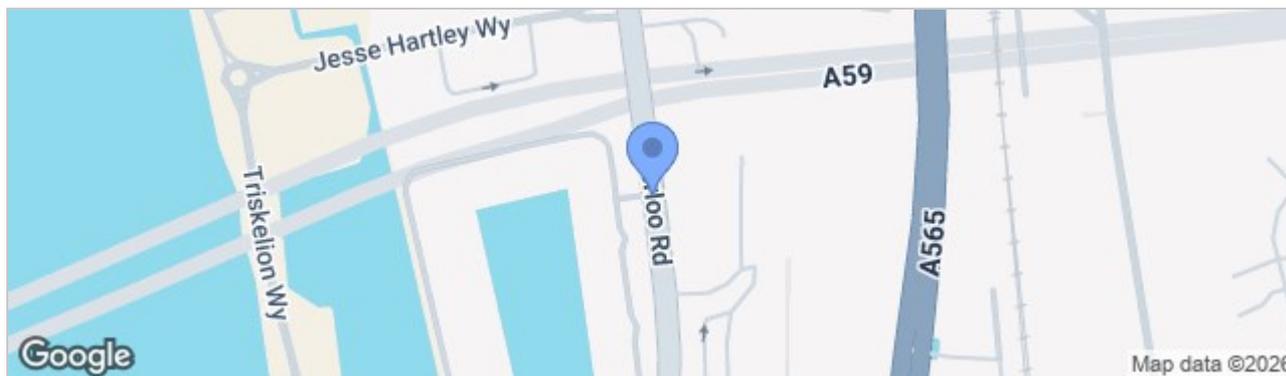
Ground floor: 86 m<sup>2</sup>, 1st floor: 26 m<sup>2</sup>

EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



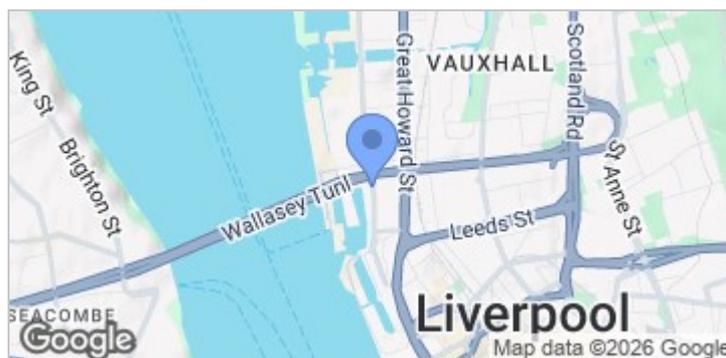
## Road Map



## Hybrid Map



## Terrain Map



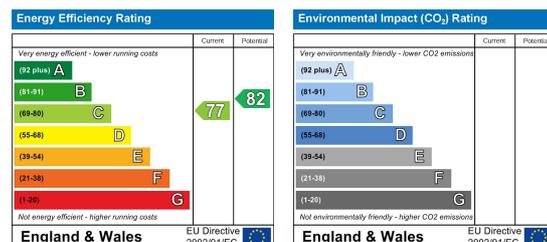
- **NO ONWARD CHAIN**
- **TWO BEDROOMS**
- **DUPLEX APARTMENT ON 4TH & 5TH FLOORS**
- **LIFT & 24 CONCIERGE SERVICE**
- **RIVER VIEWS**
- **ALLOCATED & VISITOR PARKING**
- **SUPERBLY PRESENTED THROUGHOUT**
- **WALKING DISTANCE TO LIVERPOOL CITY CENTRE**

## Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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