



Waterloo Quay Waterloo Road, Liverpool, L3 0BT Offers Over £200,000

Stunning Two Bedroom Apartment with Balcony Overlooking Waterloo Dock

Situated in the sought after Waterloo Quay, this exceptional two-bedroom apartment offers truly turnkey living, having undergone an extensive, high-quality refurbishment. Designed with both style and comfort in mind, the property combines contemporary finishes with a superb waterfront setting.

Accessed via a well-maintained communal hallway, the apartment opens into an inviting entrance hall complete with two generous storage cupboards. The impressive living/dining room is a real highlight and is the heart of the property. finished with sleek LVT flooring and flooded with natural light. Sliding doors lead directly onto a fantastic private balcony overlooking the dock — the perfect spot to enjoy a morning coffee or unwind in the evening with a glass of wine.

An open archway connects the living area to a beautifully appointed, high-specification kitchen featuring granite worktops and a full suite of integrated appliances, including an induction hob, electric oven, fridge freezer and washing machine.

The sleeping accommodation comprises two well-proportioned double bedrooms. The principal bedroom has been cleverly reconfigured to create a spacious, contemporary en-suite shower room, while guests are served



Externally

Secure barrier access to the development with an allocated parking space located outside of the apartment block

Communal hallway

Intercom access with stairs to upper floors

Hallway

A welcoming and well-presented entrance space featuring stylish LVT flooring, a secure intercom entry system for added peace of mind, and two practical storage cupboards — providing both everyday convenience and a strong first impression.

Living/dining area

Finished with contemporary LVT flooring, this bright and inviting space features a double-glazed internal window overlooking the dining area, modern vertical electric radiator alongside an additional electric heater for comfort, and double-glazed sliding doors that open onto the balcony — seamlessly connecting indoor living with the waterfront outlook.

Kitchen

A beautifully appointed, high-specification kitchen designed to combine style with practicality, featuring sleek high-gloss cabinetry complemented by striking granite worktops. The tiled flooring and inset spotlights create a clean, contemporary finish, while a stainless steel sink and a full suite of integrated appliances — including an induction hob, electric oven, microwave, combination washing/drying machine, and fridge freezer — ensure the space is as functional as it is visually impressive.

Balcony

A fantastic outdoor space, perfectly suited for enjoying a morning coffee or unwinding with an evening glass of wine, all while taking in the impressive views across Waterloo Dock — an ideal extension of the living area that enhances the apartment's waterfront lifestyle.

Master bedroom

An impressive principal bedroom offering a calm and comfortable retreat, complete with an electric radiator, a double-glazed window allowing for plenty of natural light, and direct access to a stylish en-suite shower room for added privacy and convenience.

En-suite bathroom

Guest bedroom

Spacious guest bedroom ideal for use as an office or second bedroom with electric radiator and double glazed window.

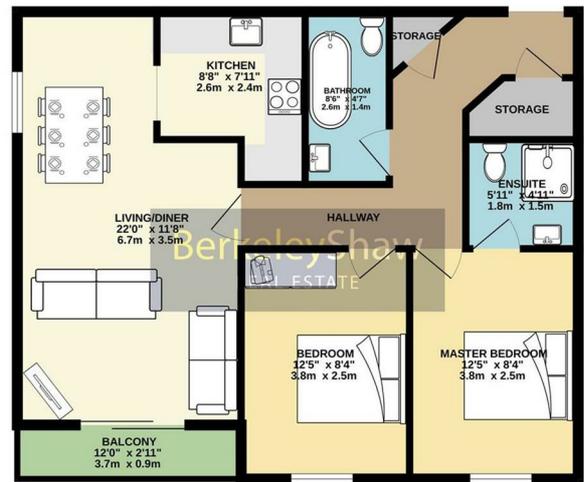
Bathroom

A high-specification bathroom designed to deliver a true sense of luxury, centred around an impressive freestanding bath that creates a spa-like focal point. Complemented by fully tiled walls and flooring, a sleek white basin with integrated storage, WC and inset spotlights, the space combines elegant styling with everyday practicality for a refined, indulgent finish.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

UPPER FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in the document. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given regarding their efficiency or life span. Made with Metron 10/20



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