



## Apt 179 Waterloo Warehouse Waterloo Road, Liverpool, L3 0BH

£1,150 Per Month

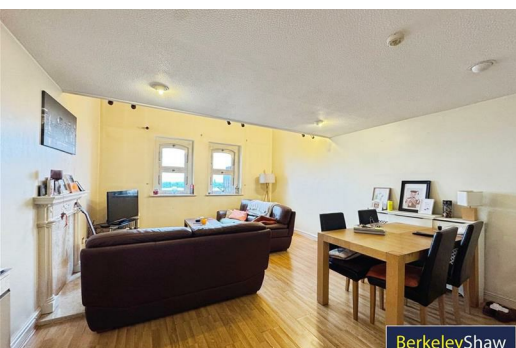
Set within the secure, gated development of Waterloo Warehouse, this impressive two-bedroom duplex apartment is available to rent and offers spacious accommodation across two floors, complete with private allocated residents' parking. The development benefits from lift and stair access, a 24-hour on-site concierge and security service, as well as additional visitor parking.

Ideally located within walking distance of the Royal Albert Dock, Liverpool Waters and a wide range of shops, restaurants, bars and cultural attractions, the property offers the perfect balance of vibrant city living and everyday convenience.

Occupying a sought-after fifth-floor position, the apartment combines authentic warehouse character with modern comfort. Original features such as exposed brickwork, vaulted ceilings and striking cast-iron columns create a distinctive industrial style rarely found in newer developments.

The well-planned duplex layout provides bright and spacious living across two levels. The main floor features a generous open-plan living and dining area with views across Waterloo Dock, alongside a well-appointed integrated kitchen. Two well-proportioned double bedrooms are arranged across the property, including a spacious principal bedroom with en-suite shower room, complemented by a sleek main bathroom.

Well maintained and full of character, this unique dockside apartment is ideal for professionals or couples seeking a stylish and spacious rental home in one of Liverpool's most iconic warehouse developments.



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

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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