

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



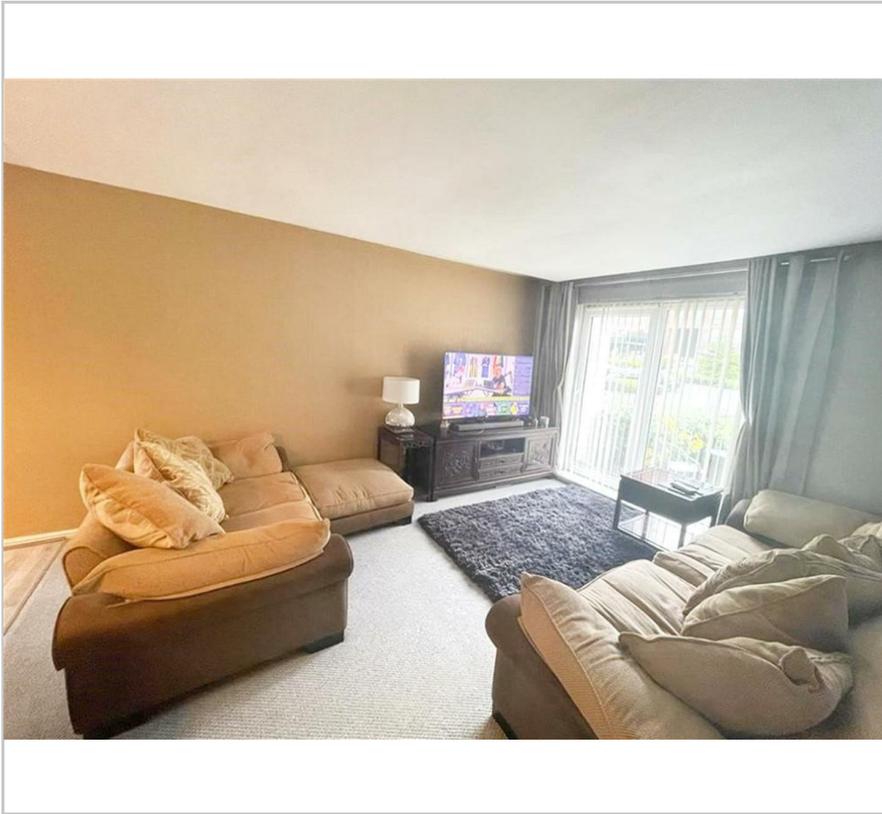
Waterloo Road

, Liverpool, L3 0BS

Guide Price £160,000



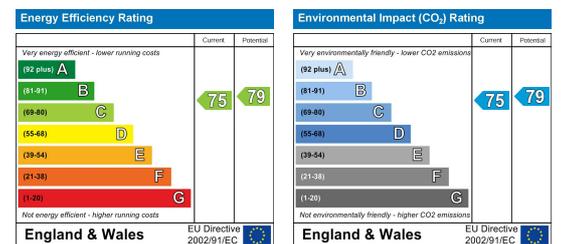
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Liverpool Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- COUNCIL TAX BAND C
- 24 HOUR SECURITY
- OUTDOOR SITTING AREA
- 2 BEDROOMS
- VIEWS OF THE WATER FRONT
- SECURE ALLOCATED PARKING
- GROUND FLOOR
- CITY CENTRE LOCATION
- 2 BATHROOMS



Hunters are delighted to bring to the market this superbly located two bedroom apartment with secure allocated parking.

This ground floor flat within the Waterloo Quay complex, is located along the waterfront and amidst Waterloo Docks. The property benefits from two large bedrooms, with one including an en-suite bathroom. The master bathroom is family sized located opposite the bedrooms in the hallway.

The hallway leads through into the living room, which is open plan and leads into the kitchen, which has recently been refurbished. A great space for entertaining guests complete with 2 seater breakfast bar.

The living room has double doors which leads to a small but pleasant outdoor seating area, a must have space in today's climate.

The rear of the property faces the dock, with views over the water, which can easily be accessed by walking out the front of the apartment and then to the rear.

Lease: 125 years from 1989  
Ground Rent: £110 per annum  
Service Charge: £1133 per annum



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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