



**WATERLOO QUAY VIEWS**

**SPACIOUS APARTMENT**

**ALLOCATED PARKING**

**2 DOUBLE BEDROOMS WITH FITTED  
WARDROBES**

**SECURE DEVELOPMENT**

**AVAILABLE NOW**



**Waterloo Warehouse**  
L3 0BH

**Monthly Rental Of**  
**£1,250**



### ENTRANCE HALLWAY

From the second floor landing, enter into the Hallway with some original features, wooden flooring, wall mirror and doors off to all rooms.

### GUEST BATH

White modern suite including bath with shower, sink and wc, partly tiled walls and floor.

### HALLWAY STORAGE

Ample storage, housing consumer units and electricity meter, shelving, light fitting.

### BEDROOM TWO

Wooden flooring, partly painted and brick feature walls, window overlooking water, fitted wardrobe, dressing table and mirror. Double bed with mattress.

### BEDROOM ONE

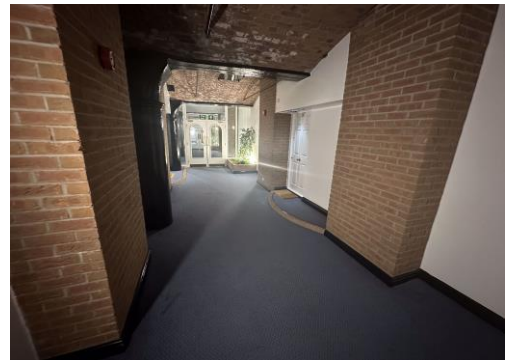
Wooden flooring, feature walls, window overlooking water, double bed, fitted dressing table, drawers and wardrobe. Door to En-Suite.

### LOUNGE

Good size, windows overlooking Kitchen, feature ceiling, doors opening to quay views.

### KITCHEN

Fitted wall and base units. Integrated appliances including electric hob, oven and washing machine. Fridge freezer, stainless steel sink and drainer. Windows overlooking lounge.



Waterloo Warehouse is a Grade II listed brick and limestone building located in Liverpool's North Docks and within the city UNESCO World Heritage Site. Built in 1867, many of the 220 apartments have original features with exposed brick and port hole windows. The development is very well maintained and safe and our apartment comes with allocated secure parking. The apartment has 2 double sized bedrooms (one with en suite) and the added benefit of a Juliette balcony overlooking the water. Contact Homelets to find out more!

# Energy performance certificate (EPC)

197 WATERLOO WAREHOUSE  
WATERLOO ROAD  
LIVERPOOL  
L3 0BH

Energy rating

C

Valid until 12 October 2030

Certificate number

1400-7820-0009-0222-3292

## Property type

Mid-floor flat

## Total floor area

82 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)