



Waterloo Quay Waterloo Road, Liverpool, L3 0BS

£1,050 PCM

This well-presented 2-bedroom flat is ****to let**** in the Waterloo Quay development in Liverpool's dockside area, offering a ****waterfront**** setting with convenient access to the city centre.

The property is in good condition and features an open-plan reception room with large windows and access to a ****waterfront balcony****, providing attractive views over the docks. This space is well-suited to modern living and dining arrangements, particularly for professionals seeking a city base with a relaxed waterside outlook.

The master bedroom is a double with an en-suite, while the second bedroom is also a double, making the layout practical for professional sharers or those requiring a guest room or home office. The main bathroom includes a free-standing bath, rain shower and heated towel rail, with a second bathroom also offering a rain shower and heated towel rail. The property benefits from an EPC rating of B and is in Council Tax Band C. Parking is included.

Waterloo Quay sits on the northern edge of Liverpool city centre, within reach of the commercial district, Princes Dock and the wider waterfront. Residents can access local amenities in the city centre, including shops, cafés, restaurants and leisure facilities.

Public transport links are available via nearby Moorfields and Liverpool James Street stations, both offering direct services to Liverpool Lime Street, from where there are regular trains to Manchester, London and other major destinations. Local bus routes connect the docks with central Liverpool, and road links provide access to the wider Merseyside area. This flat is particularly suitable for professionals seeking a well-connected urban home by the water.



Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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