

DRAFT DETAILS

Constables
SALES & LETTINGS



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126 East Float Quay Dock

£135,000



- Recently Renovated Ground Floor Duplex Apartment
- Large Open Plan Kitchen-Living Space
- Bedroom on Mezzanine Level
- Well-Appointed Bathroom
- Allocated Parking Space
- No Onward Chain
- Sought After Location close to Wirral Water Development
- Within easy reach of Amenities and Transport Links
- Early Viewing Essential

A great opportunity to purchase a recently renovated ground floor, duplex apartment in the beautifully converted East Float Quay near to the Wirral Waters Development.

These two Grade II listed former working mills date back to the 1850's and were converted in 2006 into 168 contemporary loft style apartments, retaining much of the original cast iron and brickwork detail.

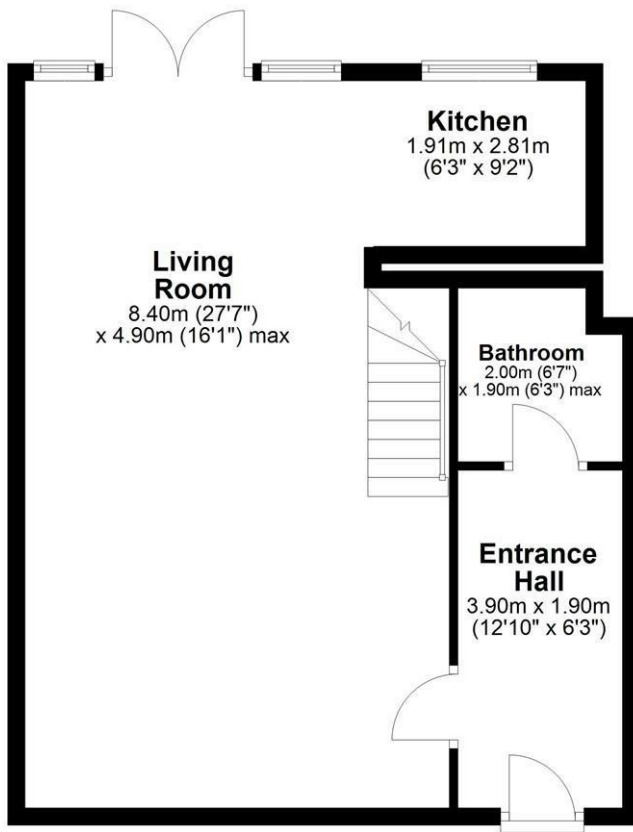
The apartment is located on the ground floor and has independent access as well as access off the communal hallway. The accommodation is very well-presented; the entrance hallway provides access to the bathroom and open plan living space and has stairs to the bedroom on the mezzanine level. The open plan living space incorporates a dining area, kitchen and lounge area. The kitchen is well-appointed with an integrated oven and hob.

The property has an allocated parking space near to the entrance of the apartment.

Offered for sale with no onward chain, early viewing is essential.

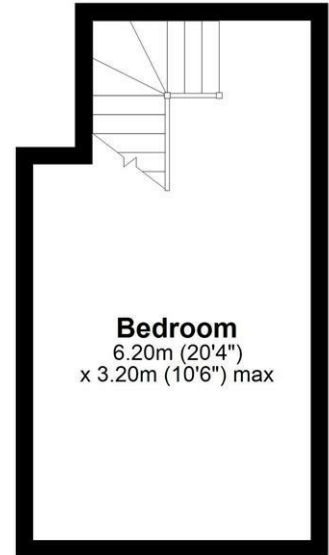
Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



First Floor

Approx. 17.8 sq. metres (191.2 sq. feet)

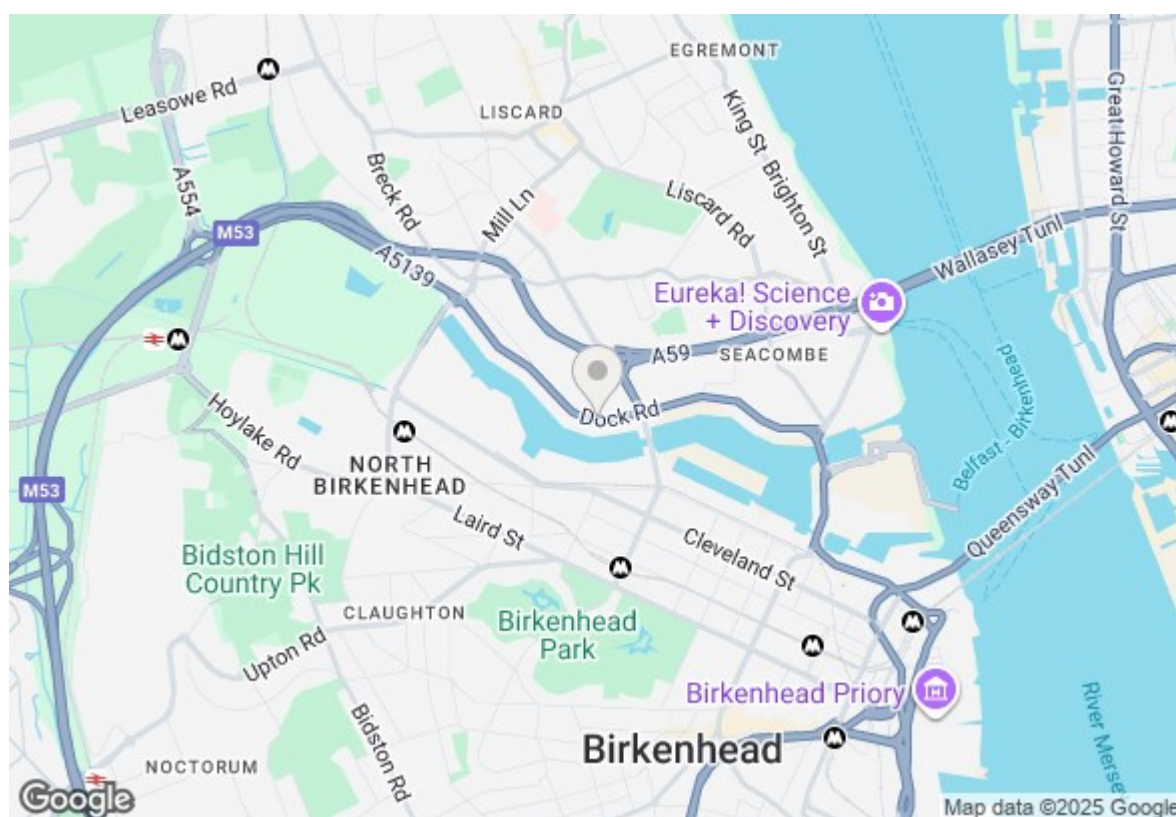


Total area: approx. 73.2 sq. metres (788.3 sq. feet)

126 East Float Quay, BIRKENHEAD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		



Hallway
12'9" x 6'2"

Living Room
27'6" x 16'0" max

Kitchen
6'3" x 9'2"

Bathroom
6'6" x 6'2" max

Bedroom
20'4" x 10'5" max

