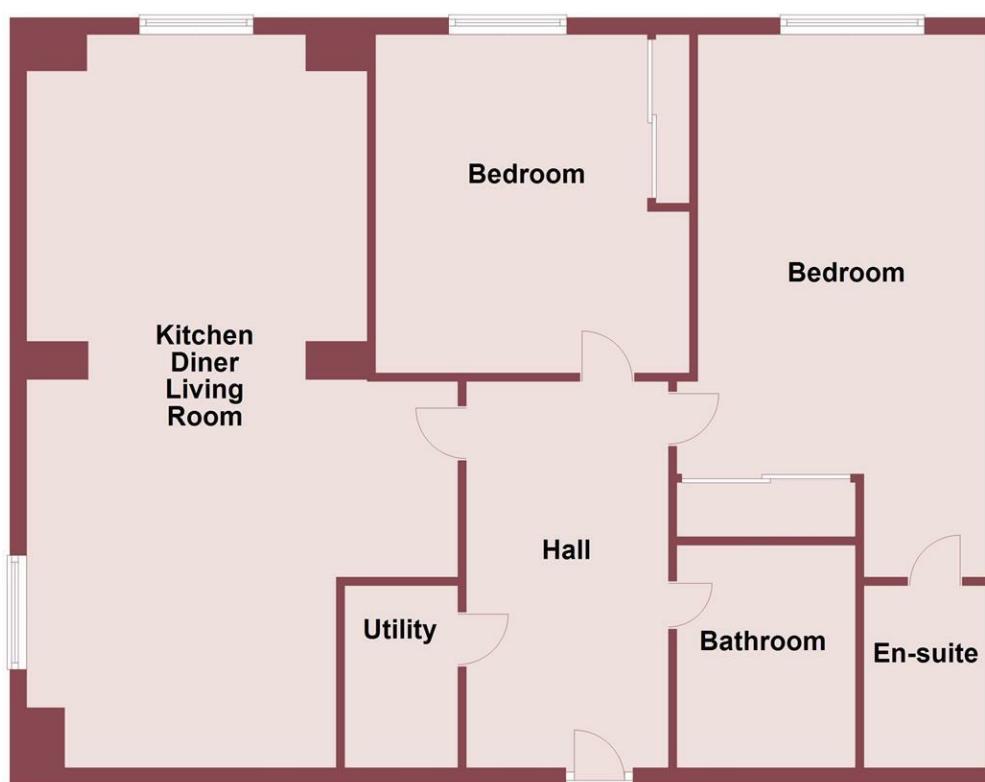




Ground Floor



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

Plan produced using PlanU



Dock Road, Birkenhead, CH41 1DP
£119.950



2 Bedroom



1 Reception



Bathroom



*** P. L. A. L. + S. H. A. S. P. L. + H. H. L. + N. G. L. ***

This NO CHAIN property is IDEALLY LOCATED with Liverpool a 10 minute drive by car or circa 15 minutes by public transport, making the apartment a fantastic option for YOUNG PROFESSIONALS or those FIRST TIME BUYERS looking to jump on the ladder.

The property would also achieve circa £750pcm on the rental market enabling it to be a perfect addition to an INVESTMENT PORTFOLIO.

In brief the property affords front entrance into hall, kitchen/dining room, utility room, TWO DOUBLE BEDROOMS, one en suite to the larger bedroom, and a bathroom.

DATA AVAILABILITY STATEMENT

Front Entrance

Into:

Hall

Radiator

Kitchen Diner Living Room

18'0" x 29'8" (5.51 x 9.06)

Wall and base units, inset sink, integral oven and electric hob, integral fridge and freezer, integral dishwasher, double glazed windows, radiators, power points



Utility

5'6" x 7'5" (1.69 x 2.27)

Space and plumbing for washing machine and tumble dryer (will be included in the sale)



Bedroom One

12'5" x 21'3" (3.80 x 6.49)

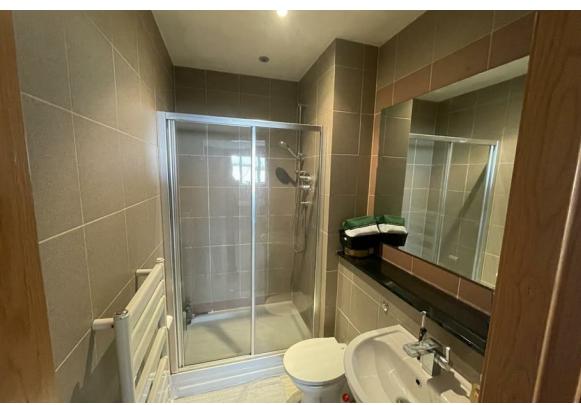
Double glazed window, radiator, power point, integral wardrobe, door to:



Bedroom Two

12'3" x 13'6" (3.74 x 4.13)

Double glazed window, radiator, power point, integral wardrobe



Bathroom

6'11" x 7'7" (2.13 x 2.33)

Comprising shower over bath, WC, wash hand basin, towel rail, tiled walls

Additional Information

Lease info - 150 year lease commenced May 2006.

Ground rent - £371 p.a

Service charge - £2467 p.a