



Ground Floor
Approx. 83.6 sq. metres (902.2 sq. feet)



Whetstone Lane, Birkenhead, CH41 2TG

£675 Per Month

1 Bedroom 1 Reception 1 Bathroom A

Hewitt Adams is delighted to offer to the rental market these exceptional luxury rooms within a stunning, brand-new house share on Whetstone Lane, Birkenhead. Finished to an outstanding standard throughout, this impressive development has been thoughtfully designed to provide modern, comfortable living with high-quality finishes and all utility bills included within the rent.

The property has been completely transformed to create six beautifully presented, fully furnished bedrooms, each benefiting from its own private en-suite shower room and kitchenette facilities, offering occupants the perfect balance of privacy and convenience.

*Every room is furnished with a bed and mattress, wardrobe, desk and chair, wall-mounted television, fridge and microwave, together with inset spotlights, feature wall lighting and a radiator. Each contemporary en-suite shower room comprises a spacious shower enclosure, WC, wash hand basin set within a vanity unit with mixer tap, heated towel radiator and attractive luxury vinyl flooring.

*Room 4 doesn't have a desk, microwave or fridge

Residents also enjoy access to superb communal facilities, including a stylish open-plan lounge and a state-of-the-art fitted kitchen, providing an ideal space to relax and socialise. Patio doors lead out to a pleasant enclosed rear garden, creating an excellent outdoor space to enjoy.

Room 1

Please refer to the floor plan to identify the location of this room within the property. The photographs shown on this listing include both the communal areas and the individual room available. As each room varies slightly in size and layout, if you are interested in a particular room, please make a note of the room number when making your enquiry or arranging a viewing.

What's included?

The following bills are included in the monthly rental price -

- Fibre Broadband
- Gas
- Electricity
- Water
- Washing and drying facilities
- Communal Cleaner (private rooms can be cleaned for a small surcharge)
- External and Hallway CCTV for security
- Video intercom system for each room

Communal Areas

A spacious and modern Kitchen which consists of: Wall and base units with worktops, inset sink and drainer with mixer tap. There are two of the following integrated appliances: Oven, Hob, Extractor Fan, Fridge and Freezer. Furthermore there is luxury vinyl flooring, window to the rear elevation and radiator.

Lounge - This is on the lower ground floor, and is beautifully furnished and has access to the Garden.

Specification

No expense has been spared with this ultra modern and eco friendly development which benefits from internally insulated walls, and solar panels. The EPC is an A rating - you certainly will not be cold in this development!

The internal finish has been well thought of, with a choice of Farrow and Balls wall colours, panelled doors, modern furniture, Kitchenette areas in some rooms, and state of the art shower Rooms with black matt furniture.

How many people can live there?

Each room is only suitable for single occupiers, the development is managed by Hewitt Adams and upmost care will be taken to ensure the development offers an pleasant living environment for each tenant, all prospective tenants will need to be referenced before they can move in.

Parking

There is off road Parking, on a first come first served basis.

