



East Float Quay, Dock Road, Birkenhead, CH41 1DP

welcome to

East Float Quay, Dock Road, Birkenhead

Thunder only happens when it's raining, just like a dream. Three-bedroom mezzanine apartment is not only excellent but is the essence of perfection from the inside out! An internal inspection is highly advised to justify just how beautiful this treasure of a find truly is!!



Property Description

Prepare to be spellbound!

Deceptively spacious and updated to an exceptional standard throughout is this stunning mezzanine apartment. Beautifully appointed with a modern decor, the accommodation briefly comprises a hallway, bright and airy open plan lounge / dining room / kitchen which gives you access to the incredible patio, and a contemporary bathroom completing this floor. There is a mezzanine landing and three good sized bedrooms. Further benefiting from residents parking, Double glazed windows, electric boiler system and electric heaters.

Situated in the prime location within easy reach of local amenities and transport links, a closer inspection is essential to appreciate the size and standard of the superb accommodation. Call us today to turn your dreams into a reality.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Lounge/ Kitchen / Diner

25' 5" x 20' 6" (7.75m x 6.25m)

Lounge Area

Double-glazed window and double-glazed patio doors to the rear, and radiator.

Kitchen Area

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven, induction hob, washing machine and fridge/freezer.

Landing

With fitted wardrobes and radiator.

Bedroom One

12' 10" x 9' 5" (3.91m x 2.87m)

With radiator and wall lights.

Bedroom Two

11' 8" x 10' 4" (3.56m x 3.15m)

Double-glazed window to the rear, radiator and wall lights.

Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

Single-glazed window to the front and radiator.

Bathroom

Bathroom with three-piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Tiled walls and floor and radiator.



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East Float Quay Dock Road, Birkenhead

- Three-Bedroom Ground Floor Apartment
- Mezzanine Landing
- Open Plan Living
- Kitchen/Lounge/Dining Area
- Bathroom

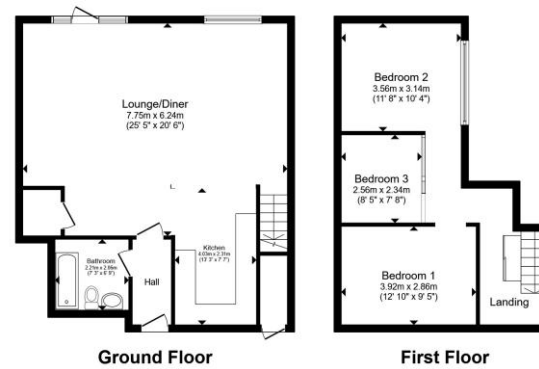
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2297.56

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 103.2 m² (1,111 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

jones & chapman

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116432 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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