



## 3 Hamilton Square, Birkenhead

£87,500

This stunning 2 bedroom apartment is situated in the heart of the historical Hamilton Square on the Wirral Peninsula.

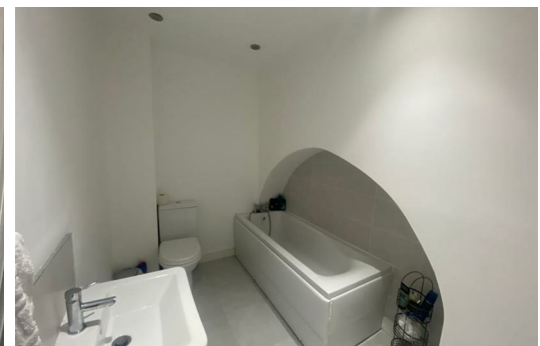
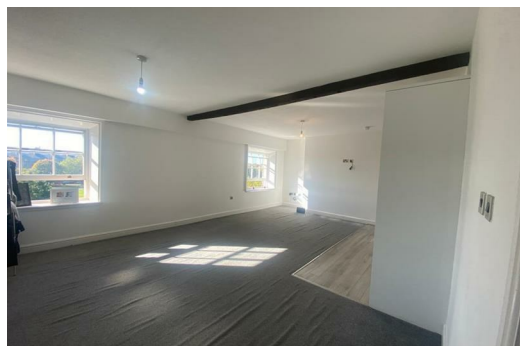
With superb views out across the square, your apartment is situated in an area which boasts the most Grade I listed buildings outside of London's Trafalgar Square! It's also perfectly placed for both work and play - whether you're commuting to Liverpool city centre, exploring the Wirral, or visiting the many bars, bistros and restaurants on your doorstep.

There's plenty of things to do and discover close by too. A trip to the cinema is just a 10 minute walk away, and just a little further on you'll find Birkenhead Market and the Pyramid shopping centre which boasts a huge range of big-brand shops and eateries. You'll have everything you could possibly need within easy reach.

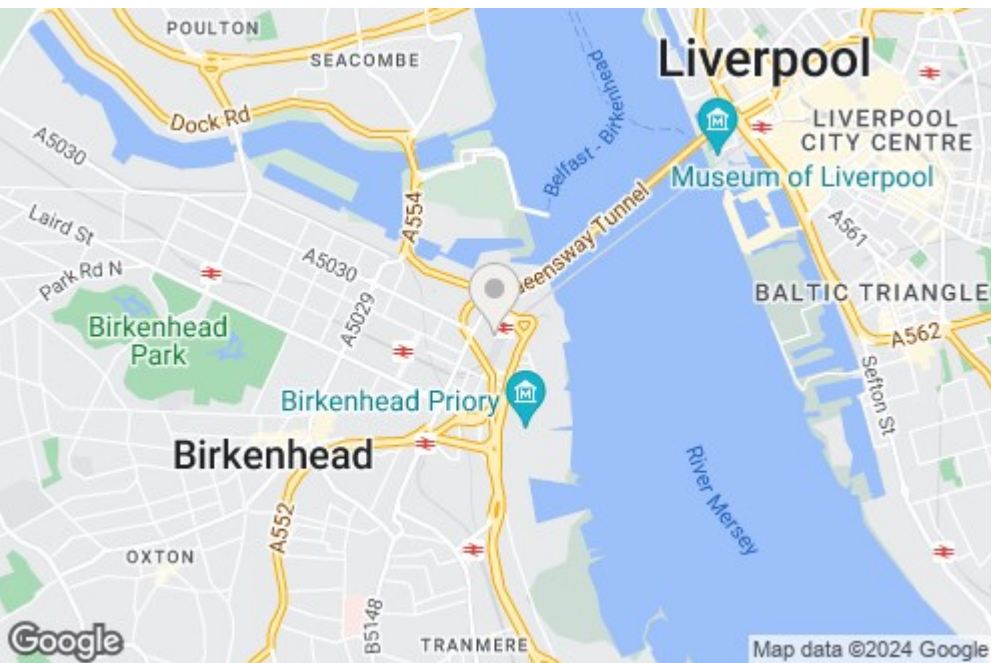
For those wanting to travel further afield, Birkenhead train station is literally a hop, skip and a jump away from your apartment, or you could grab the ferry which is just 5 minutes away. There's also some cracking road connections close by and it only takes 5 minutes to get to Liverpool city centre.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

Council Tax Band A.



5 3 Hamilton Square, Birkenhead, Merseyside, CH41 6AU



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Score	Range	Band	Score	Range
A	92-100	92-100	A	35-45	35-45
B	81-91	81-91	B	46-55	46-55
C	69-80	69-80	C	56-65	56-65
D	55-68	55-68	D	66-75	66-75
E	39-54	39-54	E	76-85	76-85
F	29-38	29-38	F	86-95	86-95
G	1-28	1-28	G	96-105	96-105