



## Hamilton Square, Birkenhead

By Auction £60,000

This stunning two 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 Peninsula, 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.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.(optional)



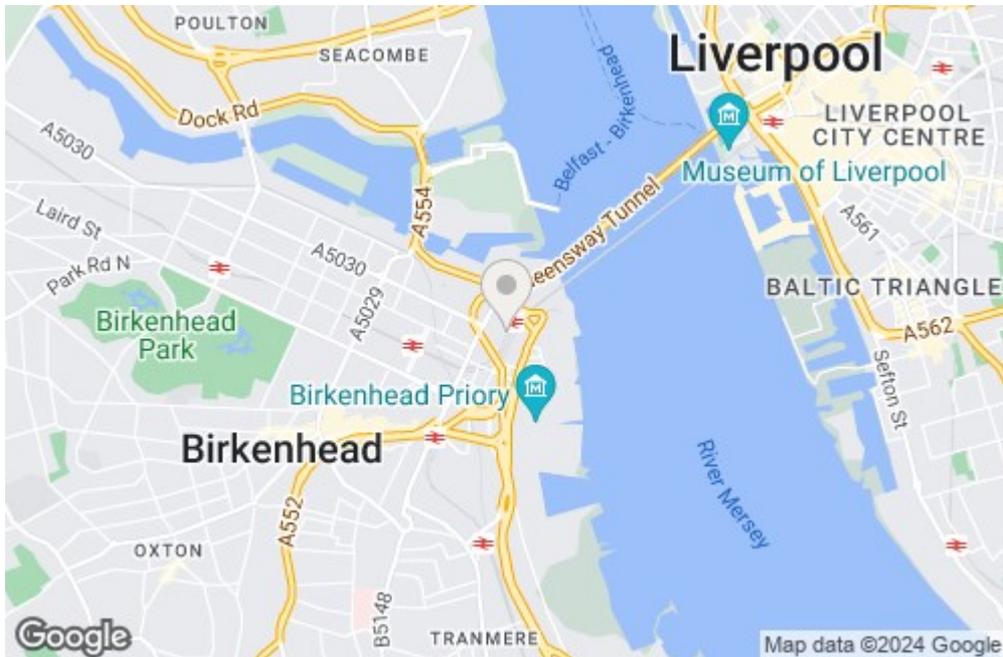
5, 2 Hamilton Square 2 Hamilton Square, Birkenhead, Merseyside, CH41 6AU

Living Room

Kitchen

Bedroom

Bathroom



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	80	74	74

Energy Efficiency Rating: 80 (Current), 80 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 74 (Current), 74 (Potential)