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# Ascend

Built on higher standards



Dock Road, Birkenhead

£875 PCM

This top floor duplex two bedroom apartment is available immediately on an unfurnished basis. You'll have several cracking road connections close by and it only takes 10 minutes to get to Liverpool city centre by car or just 15 via public transport. You really are in the perfect spot!

Take a step inside and you'll find two spacious double bedrooms, a modern family bathroom (with an ensuite attached to the master bedroom) and a super stylish open-plan lounge/kitchen. You'll also have access to an outside terrace just off the lounge, which boasts views across the Liverpool waterfront.

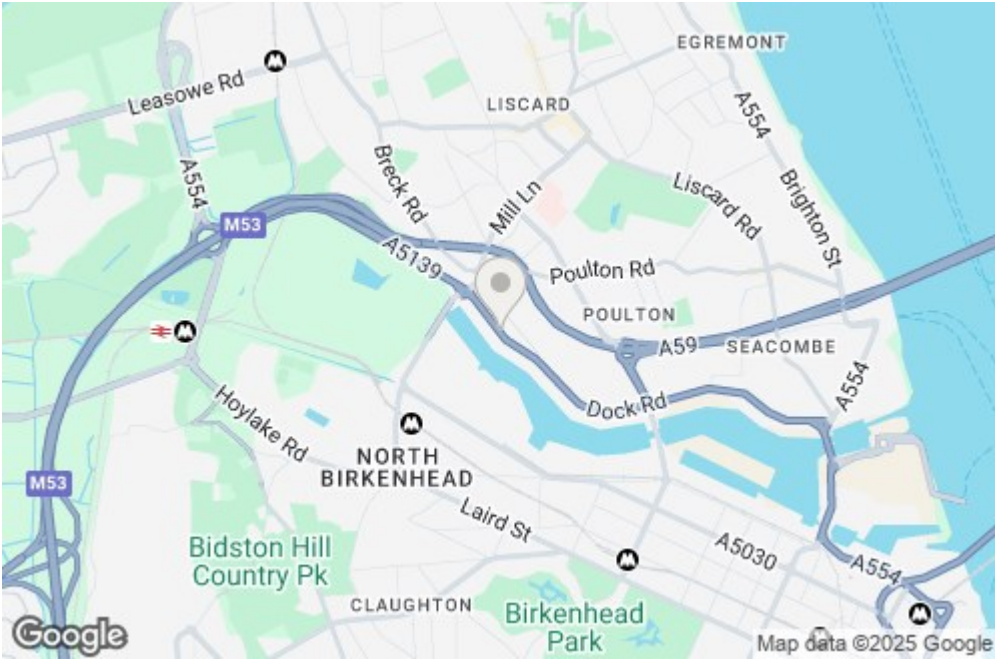
There's plenty of things to do and discover close by too. A trip to the cinema is just a 10 minute drive away, and just a little further on you'll find Birkenhead Market and the Pyramid shopping centre which offers a huge range of big-brand shops and eateries. You'll have everything you could possibly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

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

\*Available now \* Council Tax Band C. 12 month tenancy. Deposit £1,000.



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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Score	Very environmentally friendly - lower CO <sub>2</sub> emissions	Score
A	92-100	A	35-45
B	81-91	B	46-55
C	69-80	C	56-65
D	55-68	D	66-75
E	44-54	E	76-85
F	31-43	F	86-95
G	1-30	G	96-100
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	