



## Park Road North, Birkenhead, Merseyside CH41 4HD

£700

1 Bedroom 1 Reception 1 Bathroom E

Hewitt Adams is delighted to offer, TO LET this superb ONE BEDROOM FIRST FLOOR Apartment located in Royden House, Birkenhead.

Royden house is an imposing Georgian property that sits proudly alongside Birkenhead Park and was converted a few years ago into 15 modern and luxury apartments whilst retaining its original charm and character.

The property has traditional sash windows and gas central heating and in brief consists of: Communal Entrance with intercom access, Hallway, Lounge, Kitchen, one Bedroom and a Bathroom. Externally there are communal Gardens and Parking spaces.

Unfurnished, Available Now, No Pets, No Smokers

**Entrance**

Communal Entrance with intercom access, Hallway leading to the Apartment front door.

**Hallway**

Luxury Vinyl flooring, radiator, inset spot lights, cupboard housing the boiler, intercom access panel.

**Lounge**

14'11x13'12 (4.55mx3.96m)

Luxury Vinyl flooring, radiator, inset spot lights, two sash windows to the front elevation.

**Bedroom**

11'6x9'8 (3.51mx2.95m)

Sash window to the front and side elevation, radiator.

**Bathroom**

P shaped panel bath with waterfall mixer tap, thermostatic shower, WC, wash basin vanity unit with waterfall mixer tap, partially tiled walls, tiled flooring, heated chrome towel rail, inset spot lights

**Externally**

There is Parking to the front and wrap around communal gardens which back onto Birkenhead Park.

