



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

£700

 1 Bedroom  1 Reception  1 Bathroom  D

Hewitt Adams is delighted to offer, TO LET this superb ONE BEDROOM TOP 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. This apartment is located on the top floor.

**Hallway**

Luxury Vinyl flooring, radiator, inset spot lights, storage cupboard, intercom access panel.

**Kitchen**

Wall and base units with inset sink and drainer and mixer tap, under cabinet and plinth feature lighting, tiled splash back to the walls, tiled flooring, radiator. Integrated electric oven, gas hob and extractor fan, space for various free standing white goods. There is a feature sash window to the rear elevation

**Lounge**

Window to the rear elevation, radiator, luxury vinyl flooring.

**Bedroom**

Window to the rear 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, large feature sash window to the side elevation.

**Externally**

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

