



**Middle Floor**  
Approx. 47.1 sq. metres (507.3 sq. feet)

Total area: approx. 47.1 sq. metres (507.3 sq. feet)



## Carlton Mount, Birkenhead, CH42 5LP

£800 PCM

2 Bedroom 1 Reception 1 Bathroom C

\*\*\* Brand New Development - Popular Location - Secure Gated Development- Reduced Deposit \*\*\*

Welcome to Carlton Mount, this incredible development of just three luxury apartments, that will be ready for occupation mid April 2025.

The apartments are all individually designed and vary in size and layout - each having their own unique selling features, and its safe to say, each one has the 'Walk in Wow Factor'!

Finished to the highest of standards both inside and out, some of the features include; Hik Vision video intercom and CCTV, Smart electric heaters, LVT Herringbone flooring, Modern Kitchens, Bathrooms and two of the apartments have En-Suite's, Wall mounted TV sockets and data feeds.

This particular apartment is a Two Bedroom, One Bathroom FIRST FLOOR and in brief consists of: Communal Entrance, Hallway, Kitchen / Living Space, Bathroom and two Bedrooms.

Externally there a gated car Park which will allow two parking spaces per apartment.

Not suitable for Pets, No Smokers, Unfurnished, Available Mid April.



Entrance

Intercom system, with key pad access to the communal Hallway.

Hallway

Video intercom control panel, inset spot lights.

Kitchen / Diner

An incredible open plan space, with a bay window to the front elevation, radiator and LVT flooring.

The Kitchen consists of: Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob, fridge/freezer, tiled splash back and under cabinet lighting.

Utility

Wall mounted boiler, space for free standing white goods.

Bedroom 1

Window to the rear elevation, radiator, inset spot lights, wall lights.

Bedroom 2

Window to the rear elevation, radiator, inset spot lights, wall lights.

Bathroom

Bath with mixer tap and shower, WC, wash basin vanity unit with mixer tap, tiled walls and LVT flooring, heated towel radiator, extractor fan.

Externally

Secure gated access, with an attractive pathway, which has been planted with Laurel hedging, leading to the front door.

Parking

Electric gates, leading to the car park, which is unallocated, but there is space for two cars per apartment.

