



# RE/MAX

## PROPERTY HUB



### **The Egerton 49-51 Egerton Park, Birkenhead, CH42 4RA** **Offers in the region of £65,000**

RE/MAX are pleased to offer this ONE BEDROOM - NO CHAIN - APARTMENT for sale in EGERTON PARK with PARKING.

Currently tenanted and producing an immediate rental income of £5,700 per annum and thus a 8.8% gross yield. The apartment is fully self contained with an open plan lounge come kitchen area, bright bay window allowing plenty of natural light. Double sized bedroom and a bathroom. The apartment is a good proposition and suit a single person, couple or a budding investor looking for a good long term stable return! Location is in the popular Egerton Park area conveniently nestled between Rock Ferry and Prenton. This apartment is located on the first floor and there is off road parking to the front of the building for one car. Viewing is advised to appreciate what's on offer at this great price!

Tenure - (Leasehold). Ground Rent - (£nil). EPC RATING (C75). Council Tax (BAND 'A')



Lounge 13'9" x 13'5" (4.21 x 4.09)



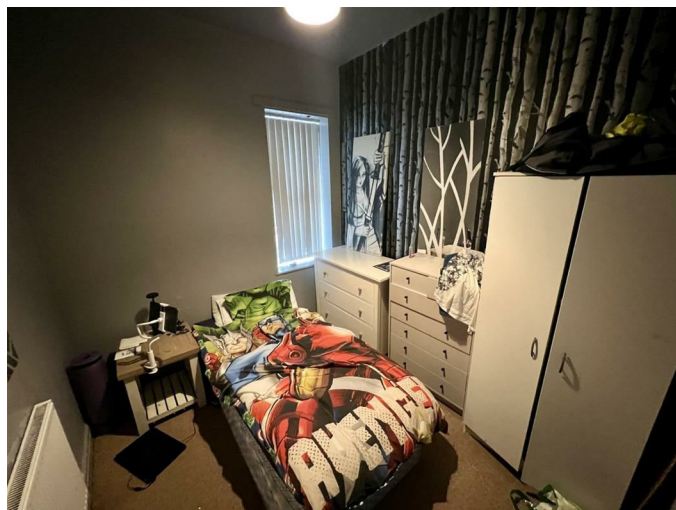
Spacious lounge with bay window, laminate flooring, double glazing, feature wallpaper and central heating.

Kitchen



Good sized fitted kitchen with wall and base units, integrated electric oven, hob and canopy extractor fan unit.

Bedroom 2.92 x 2.50 (0.61m.28.04m x 0.61m.15.24m)



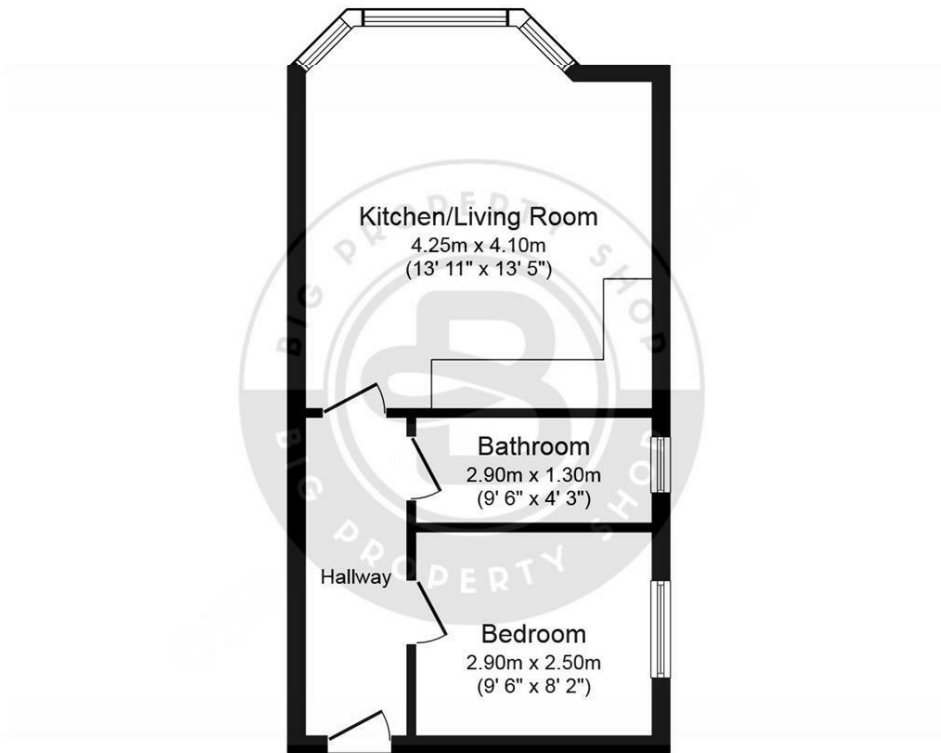
Double bedroom with grey decor, carpet, radiator and double glazing

Bathroom 9'6" x 3'11" (2.90 x 1.21)



Bathroom/shower room with white suite, full length walk in shower with sliding door, toilet with button flush, sink with chrome mixer tap, vinyl floor and light grey modern decor.

# Floor Plan

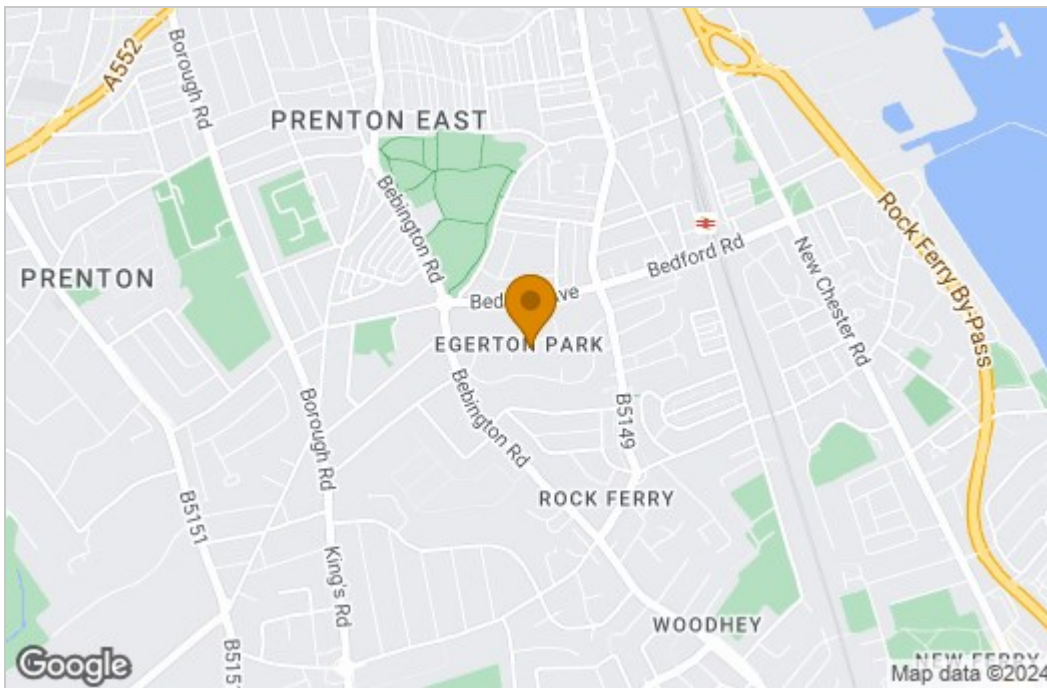


**Floor Plan**

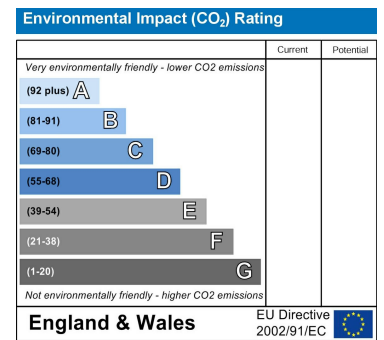
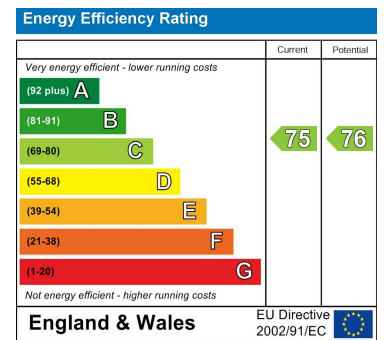
Total floor area 35.9 sq.m. (386 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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