



Flat 9 71 Rock Lane West

, Birkenhead, CH42 4NZ

Offers in excess of £80,000

This well laid out top floor, two bedroom apartment would make a wonderful home or an excellent buy to let investment. The apartment features an entrance hallway leading into an open plan living and dining area, which flows seamlessly into the kitchen. Although the kitchen is open to the living space, it has its own designated area. Both the lounge and kitchen overlook the church grounds, offering peaceful green views.

The apartment includes two bedrooms, one of which benefits from a Juliet style balcony, flooding the room with natural light and fresh air, while overlooking the private car park. A bathroom is conveniently located across the hall.

The property comes with one allocated parking space in the private residents car park, which also features an electric charging point available for resident use.

Leasehold property
150 year lease from 2006
Service charge £1465 per annum
Ground rent £100 per annum
Council Tax Band A

Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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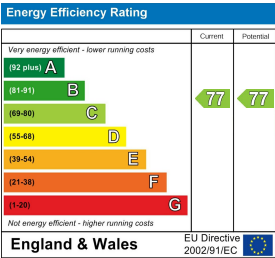
Floor Plan



Area Map



Energy Efficiency Graph



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