

DRAFT DETAILS

Constables
SALES & LETTINGS



59 Priory Wharf Birkenhead

£220,000



- Impressive Duplex Apartment
- Stunning Views Over Liverpool Skyline
- Three Double Bedrooms with built in Wardrobes
- Two Bathrooms
- Open Plan Lounge-Dining Room
- Allocated Parking & Visitor Parking

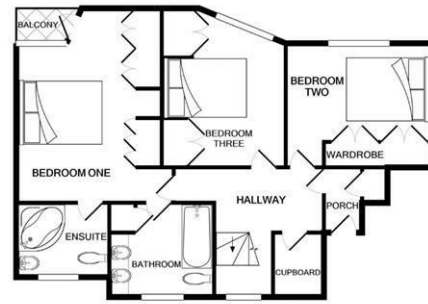
- **Two Balconies**
- **Communal Gardens**
- **Tenure: Leasehold**
- **Council Tax Band: F**

An impressive duplex apartment occupying the first and second floors of the highly sought after Priory Wharf development on the bank of the River Mersey. The apartment boasts incredibly spacious accommodation and amazing views of the Liverpool skyline and beyond.

There is allocated parking, visitor parking and beautifully maintained communal gardens.

The accommodation comprises, a vestibule entrance with cupboard housing the electrics. This opens to the hallway with stairs to first floor and a handy under stairs storage cupboard. There are three double bedrooms all with built in wardrobes. The main bedroom has a private balcony and an en-suite bathroom and there is a separate bathroom. Upstairs there is a stunning open plan lounge-dining room with full length windows, fireplace with electric fire and patio doors opening to a spacious balcony. The kitchen is off the lounge-dining room and is well-appointed with a good range of units, an integrated double oven and electric hob.

The property is offered for sale with no onward chain and early viewing is essential.



GROUND FLOOR

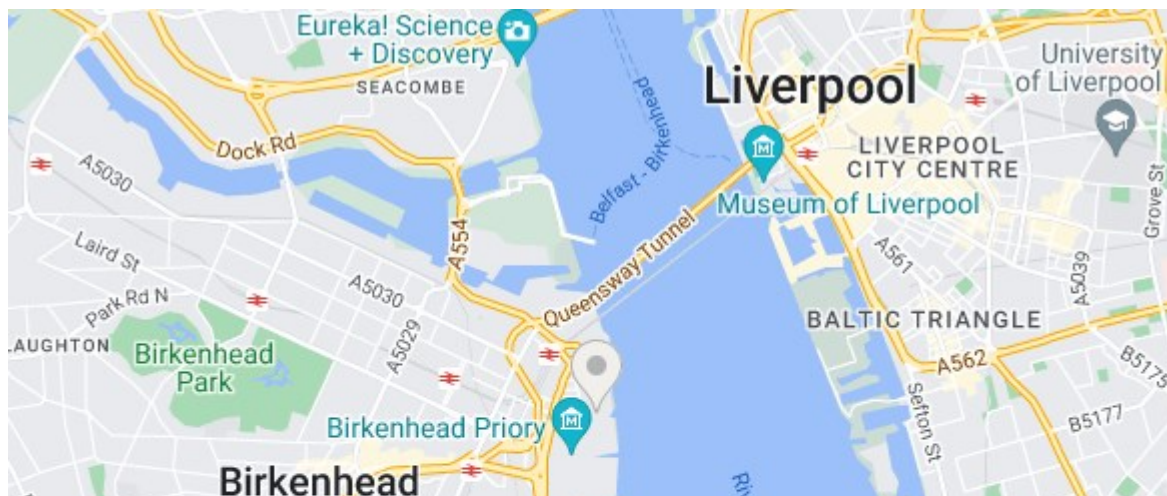


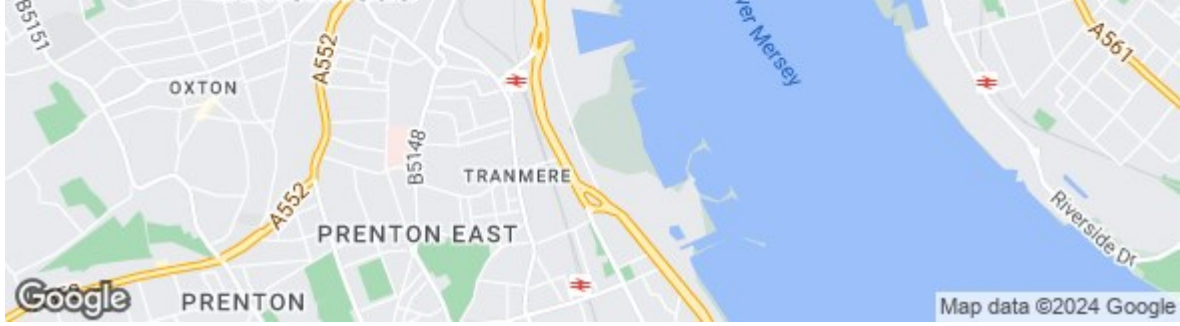
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		





Other Information

Lease Term: 999 years from 01 January 1990.

Term Remaining: 965 years

Ground Rent: £50 per annum

Service Charge: £1800 per annum.

Services: Electric heating and water. No Gas.

Council Tax Band: F

Local Authority: Wirral Borough Council

Kitchen Appliances: Electric Double Oven and Hob.

Accommodation

Vestibule Entrance

5'2" x 2'11"

Hallway

14'11" max x 8'6" max

Bedroom One

16'1" max x 12'

En-Suite Bathroom

7'8" x 6'6"

Bedroom Two

12'1" x 11'2"

Bedroom Three

12'7" x 10'3"

Bathroom

8'7" x 7'10"

First Floor Landing

Lounge-Dining Room

22'4" x max x 15'10"

Kitchen

16' x 8'10" max











