

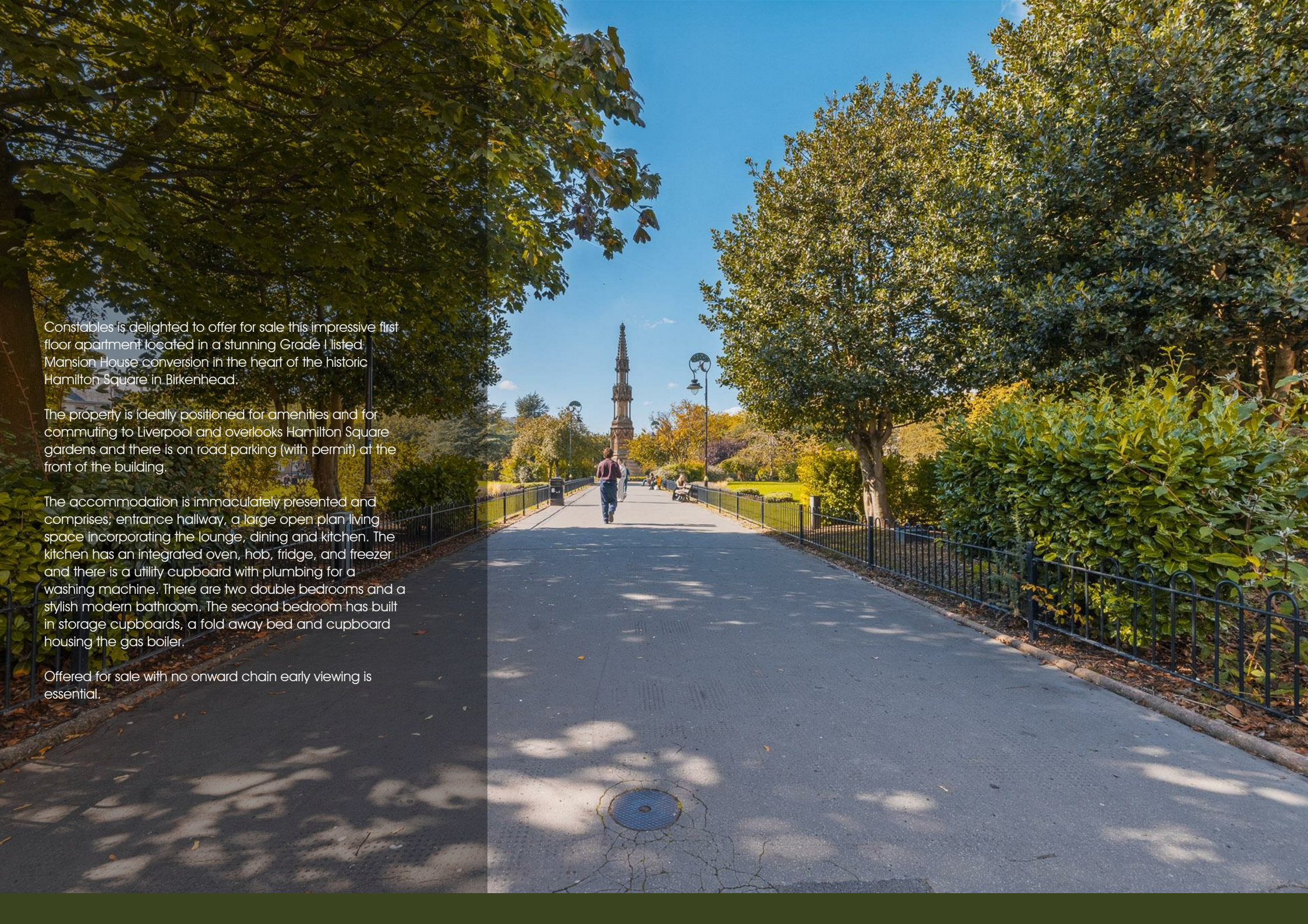


**Constables**  
SALES & LETTINGS

Hamilton Square , Birkenhead

£125,000





Constables is delighted to offer for sale this impressive first floor apartment located in a stunning Grade I listed Mansion House conversion in the heart of the historic Hamilton Square in Birkenhead.

The property is ideally positioned for amenities and for commuting to Liverpool and overlooks Hamilton Square gardens and there is on road parking (with permit) at the front of the building.

The accommodation is immaculately presented and comprises; entrance hallway, a large open plan living space incorporating the lounge, dining and kitchen. The kitchen has an integrated oven, hob, fridge, and freezer and there is a utility cupboard with plumbing for a washing machine. There are two double bedrooms and a stylish modern bathroom. The second bedroom has built in storage cupboards, a fold away bed and cupboard housing the gas boiler.

Offered for sale with no onward chain early viewing is essential.



# Constables

SALES & LETTINGS

- First Floor Apartment in an Impressive Grade I listing Building
- Well-Appointed Bathrooms
- No Onward Chain
- Two Double Bedrooms
- Views Over Hamilton Square & Park
- Tenure: Leasehold
- Large Open Plan Kitchen-Living Space
- On Street Parking with Permit
- Council Tax Band: A



### Lease Information

Lease Term: 250 years from 1st January 2007.

Ground Rent: £250 per annum.

Service Charge: £1 400 per annum.

Capital Reserve Fund: £300 per annum.

### Communal Entrance Hallway

### Entrance Hallway

### Open Plan Kitchen-Livign Space

22'5" x 14'7" (6.85m x 4.46m)

### Bedroom One

11'2" x 10'8" (3.42m x 3.27m)

### Bedroom Two

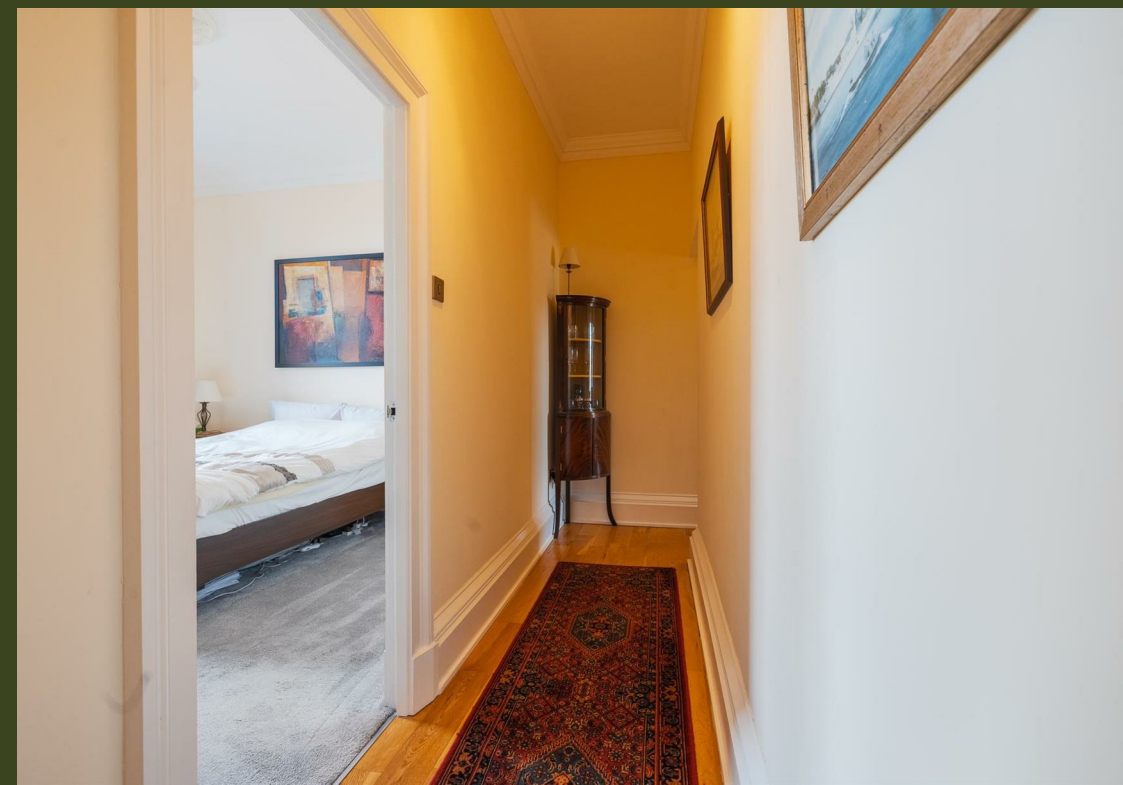
11'3" x 10'2" (3.45m x 3.10m)

### Bathroom

8'2" x 6'9" (2.51m x 2.07m)





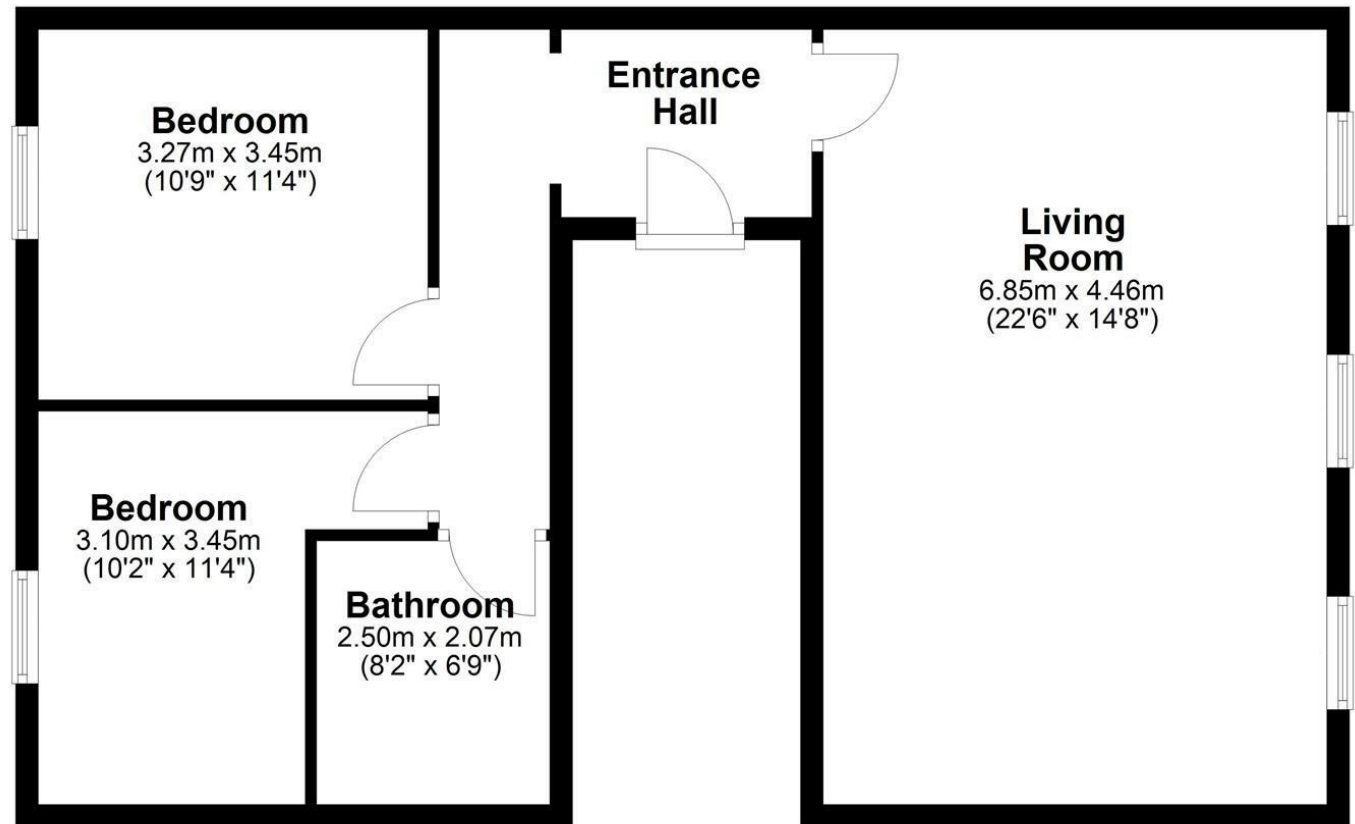




# EPC & Floor Plan

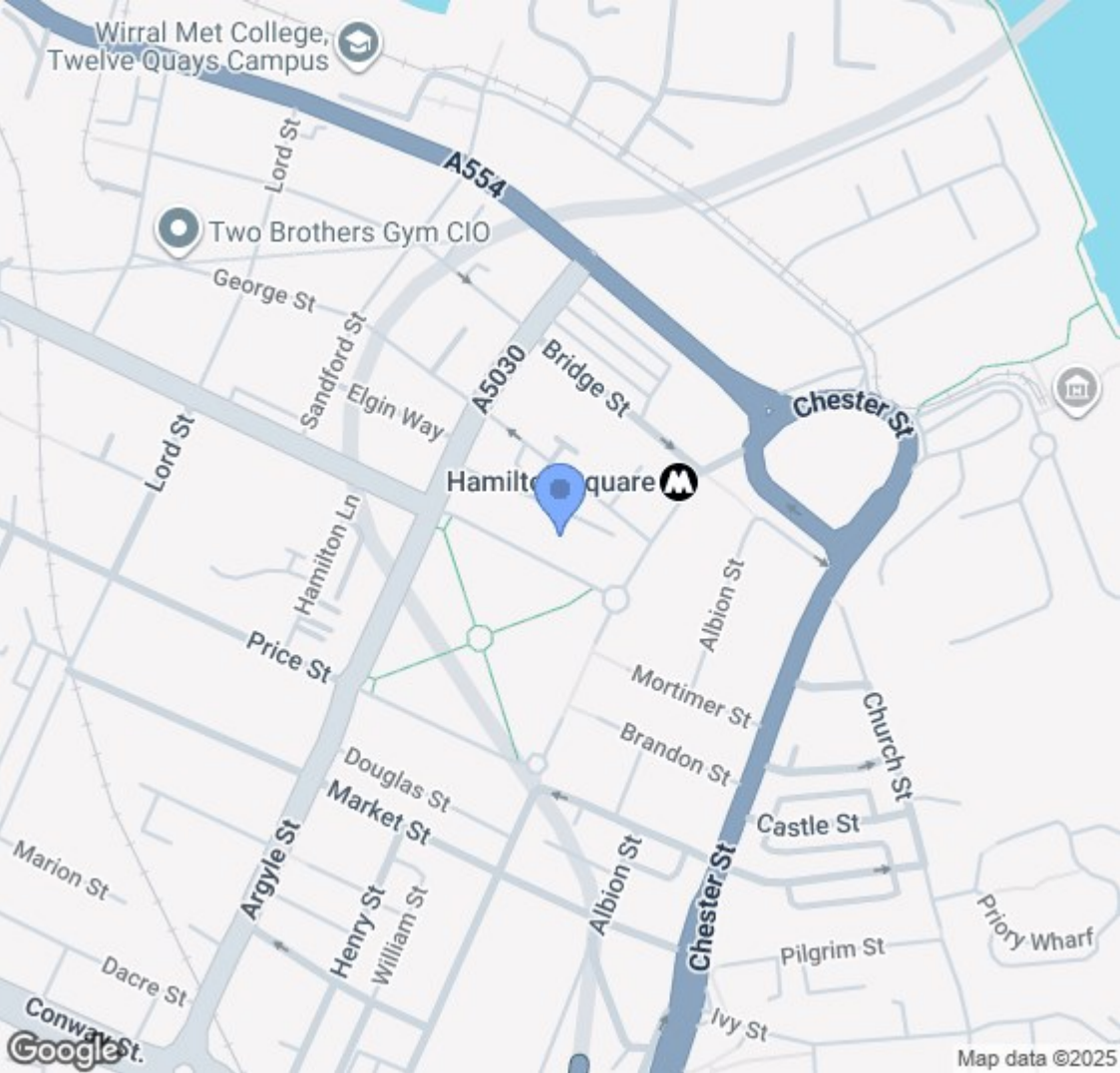
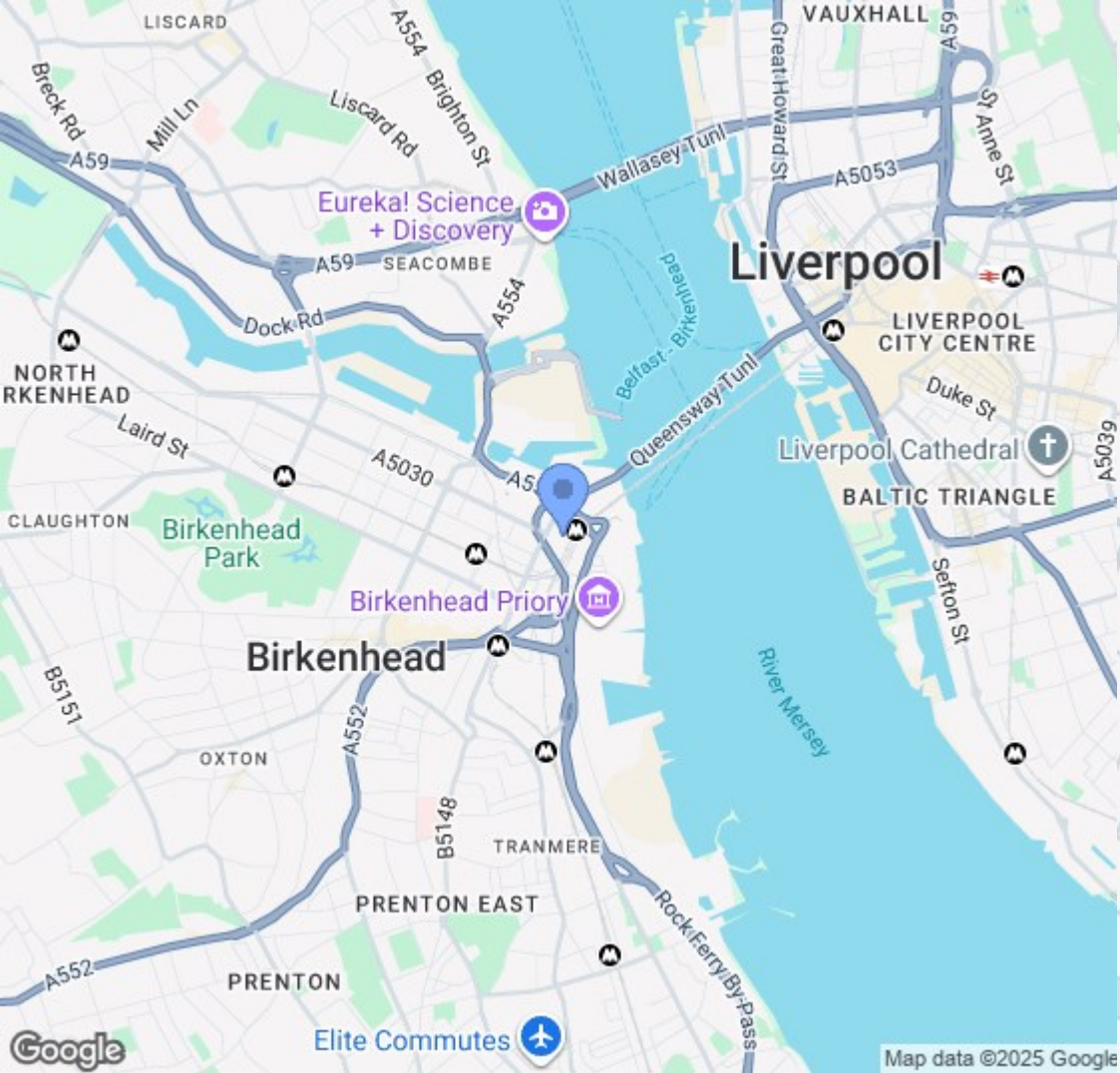
## Ground Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 sq. feet)

**7c Hamilton Square, BIRKENHEAD**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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