



**Royal Court, Rock Lane West, Birkenhead, CH42 1NF**

**welcome to**

**Royal Court Rock Lane West, Birkenhead**

PUBLIC NOTICE - Flat 16, Royal Court, 30 Rock Lane West, Birkenhead, CH42 1NF - We have received an offer of £ 55,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating C



## Property Description

Jones and Chapman are delighted to bring to market this two bed first floor flat located on the popular Rock Lane West. You'll be close to a variety of local amenities, excellent transport links and food and drink hotspots.

Entrance to the building is through key code, allow access to all respective floors. Upon entering the first floor flat, you are greeted with spacious hallway with sizeable storage cupboard and intercom system.

To the left, the double bedrooms with ample space and double glazed window beam natural light. The bathroom continues three piece suite with shower over bath. Finally the open plan kitchen and lounge offers ample living and entertainment space. The fully fitted kitchen is ideal for those chef's amongst us, and the lounge offers further natural light with double doors leading to Juliette balcony. Externally the property features communal gardens and communal parking.

Being sold with No Onward Chain, this property is ideal for first time buyers and investors alike. Please call today to book your viewing and avoid disappointment.

## Hallway

Storage cupboard.

## Kitchen

15' 9" x 9' 2" ( 4.80m x 2.79m )  
Fitted wall and base units, double glazed window.

## Lounge

14' 3" x 11' 1" ( 4.34m x 3.38m )  
Radiator, double glazed window, and patio doors to Juliette balcony.

## Bedroom 1

13' 7" x 8' 7" ( 4.14m x 2.62m )  
Double glazed window, radiator and carpet.

## Bedroom 2

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Double glazed window, radiator and carpet.

## Bathroom

Three piece suite with w/c and wash hand basin.



***view this property online*** [jonesandchapman.co.uk/Property/PTN115168](https://www.jonesandchapman.co.uk/Property/PTN115168)





**welcome to**

## **Royal Court Rock Lane West, Birkenhead**

- No Onward Chain
- Two Double Bedrooms
- First Floor Flat
- Opportunities for Creativity
- Council Tax Band: A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Jul 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £55,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN115168](https://jonesandchapman.co.uk/Property/PTN115168)



Property Ref:  
PTN115168 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**jones & chapman**



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**