



Priory Wharf, Birkenhead, CH41 5LB

welcome to

Priory Wharf, Birkenhead

PUBLIC NOTICE Jones & Chapman are now in receipt of an offer for the sum of £155,000 for 51 Priory Wharf, Birkenhead, CH41 5LB. Anyone wishing to place an offer on this property should contact Jones & Chapman, 349 Woodchurch Road, Prenton, CH42 8PE Tel:0151 608 2287 before exchange of contracts.



Property Description

Park in the allocated parking space just outside the communal door and enter the comforting quiet of this polished apartment.

Straight ahead from the front door we have the first of three bedrooms, which has its own en-suite shower room. Well proportioned, the bedroom has floor to ceiling fitted wardrobes whose mirrored doors catch and disperse the light glinting off the river Mersey seen through the rear window.

The two smaller bedrooms, are similarly fitted with their own particular arrangements of convenient storage and workspace, making each room appear delightfully unique and well thought out.

It is the generous lounge, however, that is the heart of the property, with its adjoining kitchen and patio doors to the front and a glass door to the rear opening out onto a private terrace with views over the water. The whole space flows beautifully with an aura of quiet elegance throughout.

Entrance Hall

With entrance door to the side, ceiling light and storage cupboard housing the electric meter.

Walk-In Cupboard

5' 4" x 4' 1" (1.63m x 1.24m)

Cupboard with built-in shelves and ceiling light.

Lounge/ Dining Room

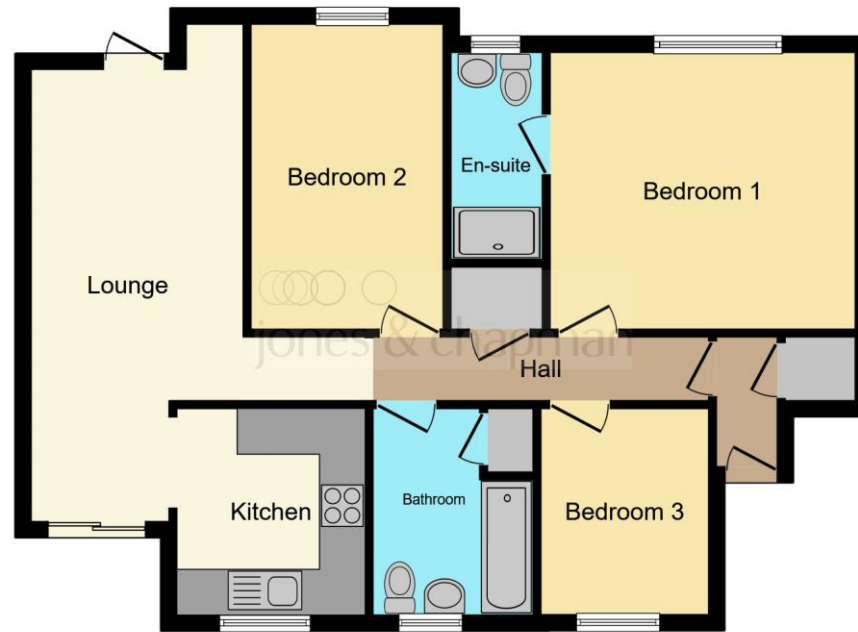
19' 5" x 12' 4" max (5.92m x 3.76m max)

Double-glazed patio doors to the front of the property and door to the rear giving access to the terrace. Two double-glazed floor to ceiling windows. Electric fireplace, ceiling light and telephone and television connection points.

Kitchen

8' 6" x 7' 9" (2.59m x 2.36m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. electric oven and electric hob with extractor fan above. Ceiling light and double-glazed window to the front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m)

Double-glazed window to the front with views to river Mersey, electric radiator built-in wardrobe and ceiling light.

Door to en-suite shower room

En-Suite Shower Room

Three-piece shower room suite comprising shower cubicle, wash hand basin with mixer taps and WC. Extractor fan, ceiling light and double-glazed window to the front.

Bedroom Two

11' 9" max x 8' 2" (3.58m max x 2.49m)

Double glazed window to the front, built-in wardrobe and built-in desk. Ceiling light.

Bedroom Three/ Study

8' 6" x 7' 2" (2.59m x 2.18m)

Double glazed window to the front, built-in desk and built-in wardrobe. Ceiling light.

Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Extractor fan, storage cupboard housing the boiler, ceiling light and double-glazed window to the front.

Outside To The Front

Allocated parking for one car.

To The Rear

Rear terrace garden over-looking the river Mersey with view across to Liverpool.



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welcome to

Priory Wharf, Birkenhead

- 3 Bed Ground Floor Flat
- Master Bedroom with En-Suite
- River Mersey Views
- Allocated Parking
- Council Tax Band: D

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£155,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/PTN115315](https://www.jonesandchapman.co.uk/Property/PTN115315)



Property Ref:
PTN115315 - 0008

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



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