



East Float Quay, Dock Road, Birkenhead, CH41 1DN

welcome to

East Float Quay, Dock Road, Birkenhead

We are acting in the sale of the above property and have received an offer of £83,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Communal Entrance

With intercom connection.

Entrance Hall

Intercom connection via phone to main communal entrance.

Electric radiator.

Lounge

19' 1" max x 15' 8" max (5.82m max x 4.78m max)

Deep ledge double-glazed window to the front and vertical electric radiator.

Study

With built-in cupboard housing the water tank, and electric meter.

Kitchen

11' 4" x 8' 3" (3.45m x 2.51m)

Fitted kitchen comprising wall and base cupboards with wine rack, sink and drainer unit and work surfaces. Electric oven and hob. Extractor fan.

Bedroom One

19' 7" max x 12' 5" (5.97m max x 3.78m)

Double-glazed window to the front with deep ledge, and electric radiator. Built-in double wardrobe and carpet.

En-Suite Shower Room

Three-piece shower room suite comprising shower cubicle, wash hand basin with mixer taps and WC.

Electric radiator.

Bedroom Two

10' 6" plus alcove x 10' (3.20m plus alcove x 3.05m)

Double-glazed window to the front and electric radiator. Built-in double wardrobes and carpet.

Bathroom

Three-piece bathroom suite comprising bath handheld shower head, wash hand basin with mixer taps and WC. Ceiling spotlights.



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East Float Quay, Dock Road, Birkenhead

- Two Bedroom First Floor Flat
- En-Suite to Master Bedroom
- Allocated Parking
- Secure Communal Entrance
- Council Tax Band: C

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2883.00

Ground Rent: 371.14

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115933 - 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.

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