



Roselands Court, Egerton Park, Birkenhead, CH42 4RA

welcome to

Roselands Court Egerton Park, Birkenhead

A peaceful flat in the secluded Egerton Park this two-bedroom purpose-built property would be perfect for first-time buyers and investors, or anyone who wants somewhere quiet and easy to maintain



Property Description

A much-beloved upper-floor flat has recently become available in the historic Egerton Park, ideal for both first-time-buyers and investors, not to mention the safety-conscious who like the idea of living in this private enclave, originally built for the prosperous merchants spilling over from Liverpool.

As you approach the property from the park's gate you will notice how welcoming it feels, with picnic benches set up in the communal gardens offering a beautiful spot to enjoy the serene seclusion. Or, if you don't feel like going downstairs you can always just step out onto your balcony from the airy lounge, a rare and much coveted feature that you won't easily find elsewhere.

Aside from the balcony and stylish lounge, the flat comprises two double bedrooms, a kitchen, bathroom as well as extra storage in the hallway, the aforementioned communal gardens and communal parking. All of which could be yours sooner than you might think, as the property is being sold with no onward chain!

Entrance Hall

With built-in cupboard housing the immersion heater.

Lounge

11' 8" x 13' 9" (3.56m x 4.19m)

With UPVC doors to balcony, electric wall heater, and carpet.

Kitchen

8' 2" x 6' 7" (2.49m x 2.01m)

Fitted kitchen comprising wall and base cupboards, sink and draining board and work surfaces. Double-glazed window to the side.

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

Double-glazed window to the side and carpet. Cupboard housing the fuse box.

Bedroom Two

11' 9" x 7' 9" (3.58m x 2.36m)

Double-glazed window to the side with views overlooking the waterfront.

Bathroom

Three-piece bathroom suite, tiled walls and floor, and double-glazed window to the side.



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



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Roselands Court Egerton Park, Birkenhead

- Purpose-Built Flat
- Council Tax Band: A
- Two Double Bedrooms
- Private Balcony
- Located in the secluded Egerton Park

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1989. 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:
PTN115724 - 0004

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