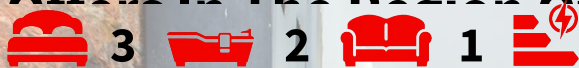




## Apartment 135, East Float Quay Dock Road, Birkenhead, CH41 1DP

Offered In The Region Of £105,000



Nestled in the charming Dock Road of Birkenhead, this modern three-bedroom apartment is a true gem waiting to be discovered. Built in 2008, this new build property boasts a spacious 1,464 sq ft layout, offering ample space for comfortable living.

As you step inside, you are greeted by a large reception area that seamlessly flows into the well-appointed kitchen, perfect for entertaining guests or simply enjoying a quiet night in. The utility area adds a touch of convenience to your daily routine, making chores a breeze.

One of the highlights of this property is the designated parking, ensuring you always have a secure spot waiting for you after a long day. Imagine coming home to your own parking space, no more circling the streets in search of somewhere to park.

Additionally, the beautiful views from this apartment are simply breathtaking, providing a serene backdrop to your everyday life. Whether you're enjoying your morning coffee or unwinding after a busy day, these views are sure to captivate you.

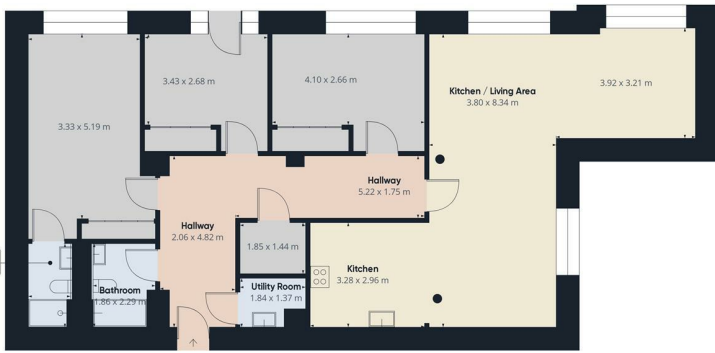
Don't miss the opportunity to make this modern apartment your own and experience the comfort and convenience it has to offer. Book a viewing today and step into your future home on Dock Road.

- Three Bedrooms
- Modern Apartment
- Large Open Plan Kitchen And Living Area
- Modern Bathroom
- En Suite
- Utility Room
- Lift Access
- Parking
- Sought After Location
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



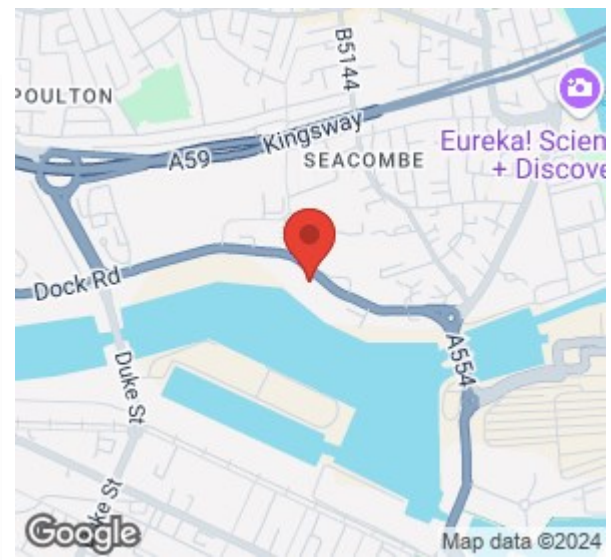


Approximate total area\*  
129.24 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFÉ 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>