



1 bed 1 sofa 1 dining 1



16 Hamilton Square, Birkenhead, Merseyside

Asking Price £50,000 (Offers Over)

Infinite are pleased to offer this fantastic 1 bedroom basement apartment on Hamilton Square, the property comprises of open plan modern fitted kitchen with white goods / Large living area, double bedroom and family bathroom. close to shops and amenities and excellent commuter links. ***NO CHAIN* CASH BUYERS ONLY** This stunning 1 bed apartment on Birkenheads famous Hamilton Square is the perfect example of traditional meets contemporary. Set within a Grade 1 listed building yet recently refurbished to a high standard, its just short walk from Hamilton Square Station and straight on to the park itself. The property consists of an open plan lounge and kitchen, with georgian style sash windows, and integrated appliances. An internal hallway leads into the bedroom at the rear of the apartment, again with sash windows. There is a bathroom with monsoon shower over the bath, and tiled floor. An internal door leads into a further small hallway giving access out onto the external patio. The apartment also benefits from a private storage room located in the communal corridor. The property could be rented for a figure of £595 pcm, and has been previously. This property must be viewed to be appreciated, contact us now to arrange a viewing. The lease has approx 118 years remaining. Ground rent is £500 per annum, with a 10 yrly inflationary review Service Charge is £1685.05 per annum, with an additional £425 a year for insurance contributions.





OPENING HOURS

Monday to Friday 9-5:30, Saturday 9 -2



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