



Holmes Court, Merlin Road,

£950PCM



LESLEY HOOKS
ESTATE AGENTS





This well presented second floor apartment offers comfortable and modern living. The home opens into a hallway with a handy storage cupboard, perfect for coats and everyday essentials. The lounge/dining area is a great space to relax or entertain, flowing nicely into the kitchen, which comes equipped with an integrated dishwasher and fridge freezer for added convenience. There are two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe, and a modern three-piece bathroom completes the apartment. Outside, the property also includes an allocated parking space within a secure gated car park.

Conveniently located, the property is within easy reach of local amenities, with a small selection of shops on nearby Borough Road. For a wider range of shopping and dining options, Birkenhead Town Centre is just a ten-minute walk away, while the popular Oxton Village is also within walking distance, offering a great choice of independent shops, bars, and restaurants. The area benefits from excellent transport links, with several bus stops along Borough Road and easy access to the Mersey Tunnels, just a five-minute drive away, providing quick and convenient connections to Liverpool City Centre. Council tax band B. EPC rating B



Hallway

6'1" (1.85m) Max x 8'9" (2.67m) Max

Lounge

15'9" (4.8m) Max x 18'0" (5.49m) Max

Kitchen

5'0" (1.52m) x 12'10" (3.91m)

Bedroom One

11'10" (3.61m) To Wardrobe x 8'4" (2.54m)

Bedroom Two

8'7" (2.62m) x 11'4" (3.45m)

Bathroom

3'8" (1.12m) x 9'4" (2.84m)







GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors contained within. Prospective buyers are advised to make their own measurements and to seek professional advice before proceeding with any purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.

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

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.