



Egerton Park, Rock Ferry, Birkenhead, CH42 4RB

welcome to

Egerton Park, Rock Ferry Birkenhead

Bright and spacious 2-bedroom upper floor flat with no onward chain! Featuring a cosy lounge, separate kitchen, bathroom, and useful utility/storeroom. With resident parking facilities available, perfect for first-time buyers or investors.



Property Description

Boom... here it is!

Step into this charming and well-laid-out two-bedroom upper floor flat, offering a fantastic opportunity with no onward chain, ideal for a smooth and hassle-free purchase.

Inside, you'll find a welcoming lounge that's perfect for relaxing or entertaining, alongside a separate kitchen ready for home cooking. The property features two comfortable bedrooms, a bathroom, and the added bonus of a handy utility/storeroom, giving you that extra bit of practical space every home needs.

Outside, residents can enjoy resident parking facilities for added convenience.

Whether you're a first-time buyer, downsizer, or looking for a solid investment, this flat ticks all the right boxes with its great layout, useful extras, and move-in-ready appeal.

Entrance Hall

Double-glazed window to the side and radiator.

Lounge

22' 1" x 16' 5" (6.73m x 5.00m)

Double-glazed windows to the front and side and two radiators.

Kitchen

15' 2" x 14' 11" (4.62m x 4.55m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and induction hob. Storage cupboard housing the central heating boiler. Radiator and two skylight windows.

Utility/Storage Room

10' 1" x 8' 10" (3.07m x 2.69m)

With washing machine/tumble dryer plumbing.

Bedroom One

14' 4" x 13' 9" (4.37m x 4.19m)

With Juliette balcony and radiator.

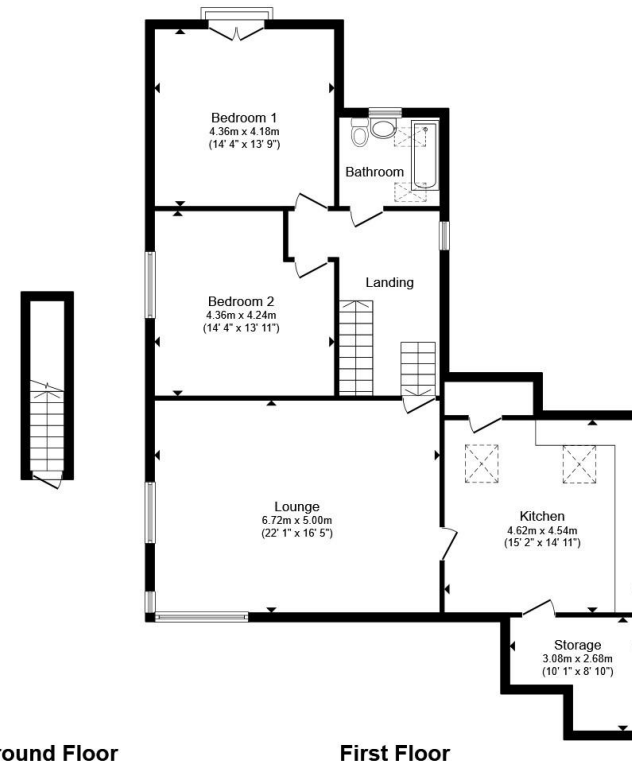
Bedroom Two

14' 4" x 13' 11" (4.37m x 4.24m)

Double-glazed window to the rear, radiator and built-in storage.

Bathroom

Bathroom with three-piece suite comprising bath with mixer taps and shower over, WC and wash hand basin set within a vanity unit. Double-glazed window to the rear and two skylight windows.



Ground Floor

First Floor

Total floor area 120.8 m² (1,300 sq.ft.) approx

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.propertybox.io



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- Two Bedroom Upper Floor Flat
- Spacious Lounge
- Kitchen
- Utility/Storage Room
- Bathroom

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 233.46

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116757 - 0002

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