



Egerton Park, Rock Ferry, Birkenhead, CH42 4RB

welcome to

Egerton Park, Rock Ferry, Birkenhead

A surprisingly spacious two-bedroom top-floor flat situated in the sought-after Egerton Park area. Boasting an exceptional lounge, a generous kitchen, two large double bedrooms, and ample storage, this impressive property offers far more space than typically found in apartment living.



Property Description

Located in the ever-popular Egerton Park area, this substantial two-bedroom top-floor flat offers an abundance of living space throughout, with room proportions rarely found in comparable apartments.

The standout feature of the property is the impressive lounge, measuring over 22ft in length. This expansive room provides a fantastic setting for both relaxation and entertaining, with ample space for multiple seating areas and a dining arrangement if desired. Equally impressive is the generous fitted kitchen, extending to over 15ft, offering an excellent range of workspace and storage while providing plenty of room for everyday dining.

The accommodation continues with two exceptionally well-proportioned double bedrooms, both offering comfortable and versatile living space. A family bathroom serves the property, while additional storage space further enhances the practicality of the home.

With a total floor area of approximately 1,300 sq. ft., this remarkable apartment combines the convenience of flat living with the spacious feel of a traditional house. Situated within easy reach of local amenities, transport links and the attractive surroundings of Egerton Park, this is a fantastic opportunity to acquire a generously sized home in a highly desirable location.

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.



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welcome to

Egerton Park, Rock Ferry Birkenhead

- Spacious top-floor flat in the sought-after Egerton Park area
- Exceptional 22ft lounge offering superb living and entertaining space
- Generous 15ft fitted kitchen with ample workspace and storage
- Two large double bedrooms
- Approx. 1,300 sq. ft. of accommodation throughout, larger than many comparable apartments

Tenure: Leasehold EPC Rating: D

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.



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 inspections. Powered by www.propertybox.co.uk

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Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116757 - 0004

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