



**Maxwell Court, Merlin Road, Birkenhead, CH42 9QL**

**welcome to**

**Maxwell Court, Merlin Road, Birkenhead**

Beautifully presented three-bedroom ground-floor flat in Maxwell Court, with a stunning kitchen, attractive bathroom, three generous bedrooms, secure allocated parking, and gated access in a sought-after Prenton location.





## Property Description

Flat in Maxwell Court, a beautifully decorated three-bedroom ground-floor apartment located on Merlin Road. The interior is tastefully styled, featuring a stunning kitchen layout, perfect for cooking and entertaining, and an attractive bathroom that combines luxury and practicality. Three good-sized bedrooms offer restful retreats or flexible space for work or hobbies. This home includes allocated parking behind security gates, ensuring peace of mind with vehicle access. Situated within secure communal grounds, it's part of a desirable development ideally placed near Prenton's amenities, schools, and transport routes.

## Hallway

Solid door to the front and radiator. Pantry cupboard and storage cupboard.

## Lounge

17' 8" x 12' 6" ( 5.38m x 3.81m )

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

## Kitchen

10' 5" x 8' 4" ( 3.17m x 2.54m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Washing machine and fridge freezer. Central heating boiler and double-glazed window to the side.

## Bedroom One

10' 1" x 8' 1" ( 3.07m x 2.46m )

Double-glazed window to the rear and radiator. Built-in wardrobes and wall lights.

## En-Suite

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Extractor fan, radiator and medicine cabinet.

## Bedroom Two

12' 2" x 8' 2" ( 3.71m x 2.49m )

Double-glazed window to the rear and radiator.

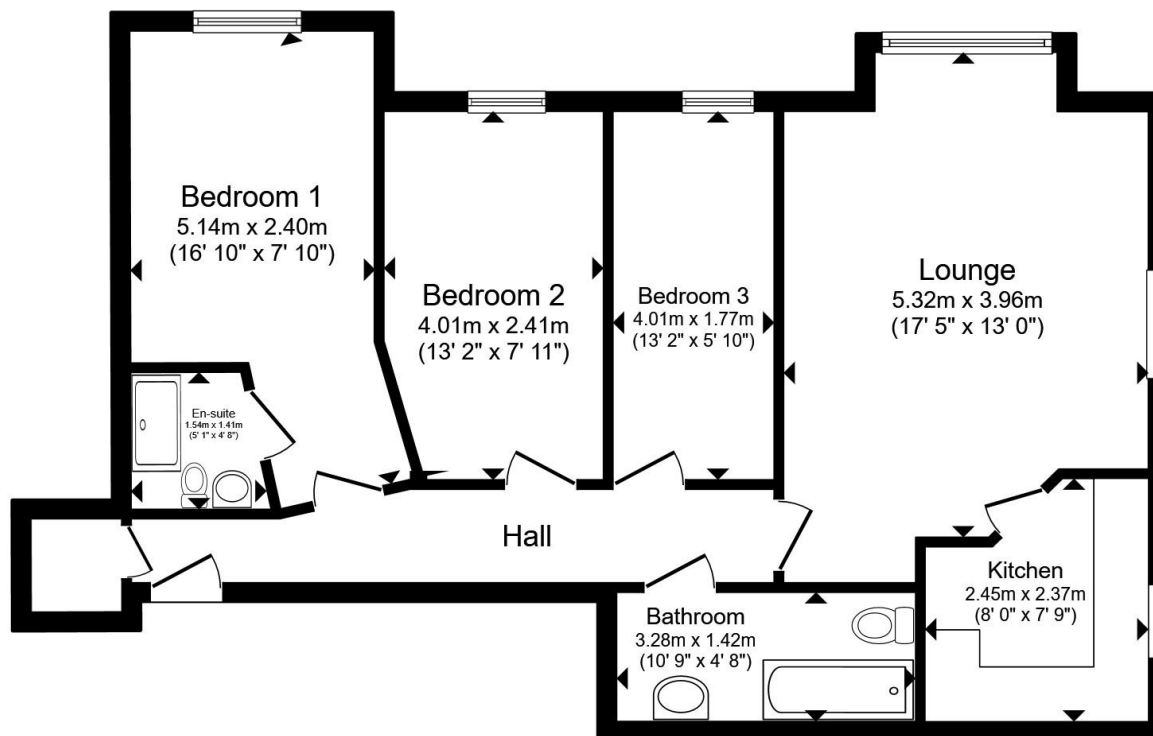
## Bedroom Three

12' 2" x 5' 7" ( 3.71m x 1.70m )

Double-glazed window to the rear and radiator.

## Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and extractor fan.



Total floor area 71.3 m<sup>2</sup> (767 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](http://www.propertybox.io)

  
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## Maxwell Court Merlin Road, Birkenhead

- Showstopping Kitchen
- Attractive Bathroom
- Three Generous Bedrooms
- Allocated Secure Parking
- Landscaped Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1149.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

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