



**Egerton Park, Rock Ferry, Birkenhead, CH42 4RB**

**welcome to**

**Egerton Park, Rock Ferry Birkenhead**

Everything has beauty, but not everyone sees it, If you don't view this Diamond of a find, you will never know the beauty that awaits behind the front door.... This impressive apartment is set back from the road and is immaculately presented! An apartment of impressive proportion and a must view!



## Property Description

Simply Stunning!

Situated in the highly sought after location of Egerton Park is this beautiful ground floor flat. Ready for you to pack your bags and move straight in.

Upon entering the entrance hall, you will notice that this apartment is not shy when it comes to storage. There is a large living room which can also double up as a dining area with a lovely balcony perfect for alfresco dining. To the right there is a bathroom. To the rear of the property there is a good-sized bedroom with plenty of storage, the front of the property is where the kitchen lies just off the equally good-sized hallway which also houses plenty of storage.

The whole flat is bright and airy and has space in abundance! The property benefits from allocated parking and is a perfect home for you to settle in to. Book your viewing today with our Prenton branch.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

## Entrance Hall

With ample storage.

## Lounge

15' 7" x 14' 4" ( 4.75m x 4.37m )

Double-glazed window and double-glazed double patio doors to the front, and radiator.

## Kitchen

12' 6" x 6' 11" ( 3.81m x 2.11m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. electric oven, gas hob and dish washer. Central heating boiler. Double-glazed windows to the front and side.

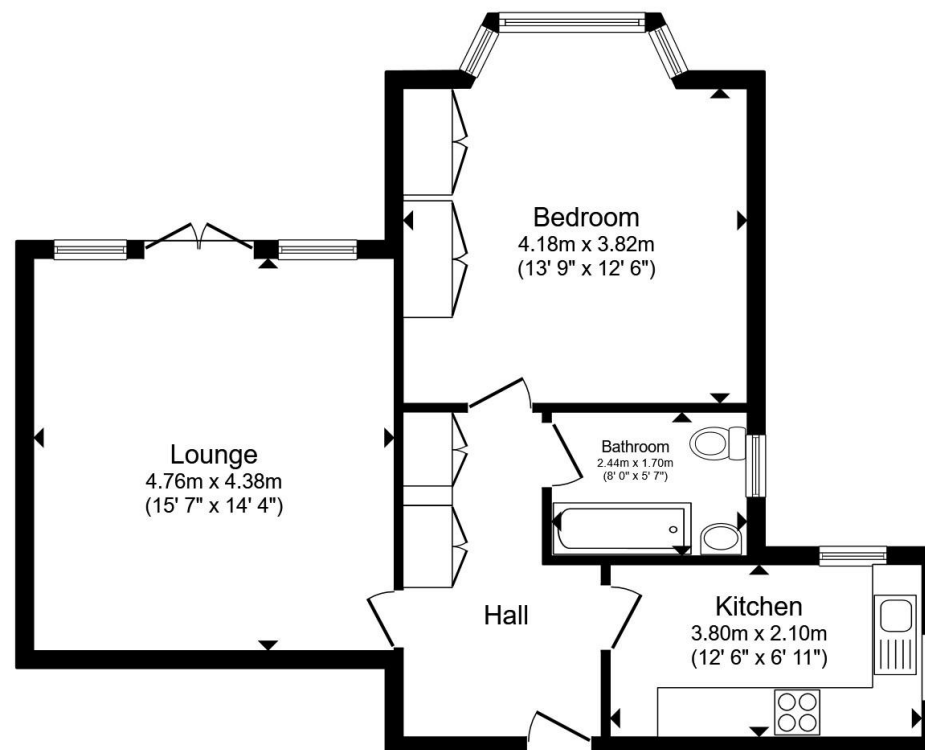
## Bedroom

13' 9" x 12' 6" ( 4.19m x 3.81m )

Double-glazed bay window to the front, radiator and built-in wardrobes.

## Bathroom

Bathroom with three-piece set comprising free standing bathtub with mixer taps, WC and sink in wash hand basin in vanity cupboard. Radiator, medicine cabinet and double-glazed window to the side.



Total floor area 60.1 m<sup>2</sup> (647 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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## **Egerton Park, Rock Ferry Birkenhead**

- One Bedroom Ground Floor Flat
- Spacious Lounge
- Bathroom
- Kitchen
- Balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 235.00

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.

# £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116646 - 0004

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