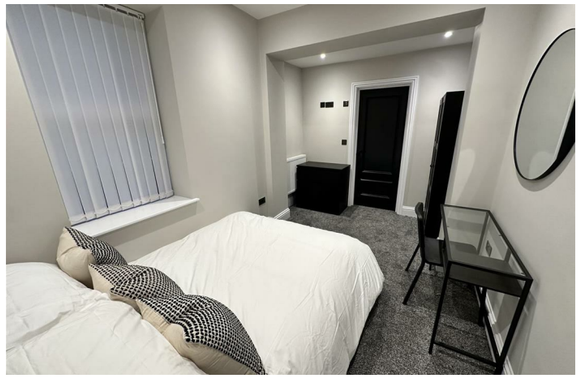




www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS



Milton Road, Birkenhead, CH42 0JT

£625 PCM

1 Bedroom | 1 Reception | 1 Bathroom | A

*** Luxury Development - Six Rooms, All With Private Shower Rooms - Utility Bills Included ***

Hewitt Adams is delighted to offer to let these luxury Rooms in this incredible house share, on Milton Road, Birkenhead.

The property has been completely transformed creating, six luxury fully furnished rooms with all utility bills included.

Each room comes equipped with a Double bed, mattress, desk, chair, wardrobe, wall mounted TV, inset spot lights, wall lights and a radiator.

They all have a private Shower room, five of the rooms have En-Suites and one of the rooms has a private Shower Room located opposite the room. They consist of: Large shower cubicle, WC, wash basin vanity unit with mixer tap, heated towel radiator, luxury viny flooring.

There are fantastic communal areas with a state of the art Kitchen and Lounge area which leads to a pleasant Courtyard.

Strictly No Pets or Smokers, Guarantors are usually required, Single Occupiers Only

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Whats Included?

The following bills are included in the monthly rental price -

- Fibre Broadband
- Gas
- Electricity
- Water
- Washing and drying facilities
- Communal Cleaner (private rooms can be cleaned for a small surcharge)
- External and Hallway CCTV for security

Communal Areas

A spacious and modern Kitchen which consists of: Wall and base units with worktops, inset sink and drainer with mixer tap. There are two of the following integrated appliances: Oven, Hob, Extractor Fan, Fridge and Freezer. Furthermore there is luxury vinyl flooring, window to the front elevation, radiator and a table and chair set.

Lounge - This is at the rear of the property and allows direct access to the Courtyard. There will be sofas and a table.

Specification & Efficiency

No expense has been spared with this ultra modern and eco friendly development which benefits from internally insulated walls, heat source pump with solar panels on the room. The EPC is an A rating - you certainly will not be cold in this development!

The internal finish has been well thought of, with a choice of Farrow and Balls wall colours, panelled doors, modern furniture and state of the art Shower Rooms with black matt furniture.

How many people can live there?

Each room is only suitable for single occupiers, the development is managed by Hewitt Adams and upmost care will be taken to ensure the development offers an pleasant living environment for each tenant, all prospective tenants will need to be referenced before they can move in.

Parking

On Street Parking.










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