



**Priory Wharf, Birkenhead, CH41 5LB**

**welcome to**

**Priory Wharf, Birkenhead**

Ground floor flat! Ground floor flat! Get ready guys and gals, we've got a ground floor flat!



## Property Description

The holy grail for those who are looking to downsize to somewhere manageable and affordable this two-bedroom flat is vacant and ready to move into, so you could be free of pesky stairs in no time!

In the popular Priory Wharf development right on the waterfront this modern, purpose built flat comes with its own allocated parking space practically right outside the front door as well as a small patio to the rear providing some much-coveted outdoor space.

The property itself consists of two bedrooms both with commodious fitted wardrobes, a large reception room with windows to the front and rear, as well as a rear door letting you out onto the aforementioned patio. There is a modern kitchen attached to the reception room already fitted with stylish cream subway tiles and offering a wonderful space to put the music on and get cooking in peace. The wet room is a very generous size and comes with a built-in cupboard perfect for keeping everything tidied away. There is also a walk-in cupboard in the hallway giving you plenty of storage options!

Given how hard it is to find a ground floor flat we expect to be inundated with requests to view this property so if you are not already registered with us and on the list of those to call as soon as one becomes available you don't have time to waste - call us today so we can get you booked in!

## Entrance Porch

With single glazed front door, light and carpet.

## Entrance Hall

Walk-in cupboard with electric box in. Intercom connection and carpet.

## Lounge

19' 8" plus alcove x 12' 6" max ( 5.99m plus alcove x 3.81m max )

With double-glazed windows to front aspect, feature fireplace, two electric radiators and a double-glazed patio door to the rear.

## Kitchen

8' 5" x 7' 2" ( 2.57m x 2.18m )

With wall and base units, work surfaces, induction hob and electric oven, sink and drainer, extractor fan and double-glazed window to rear aspect.

## Bedroom One

9' 7" x 11' 9" ( 2.92m x 3.58m )

With double-glazed window to front aspect and fitted wardrobes with sliding doors. Electric radiator and ceiling fan with light.

## Bedroom Two

7' 7" x 10' 2" ( 2.31m x 3.10m )

With double-glazed windows to rear aspect and fitted wardrobes with mirrored sliding doors.

## Wetroom

With shower, wash hand basin and WC. Plus, part tiled, extractor fan, cupboard housing a water tank and a double-glazed window to rear aspect.

## Outside

With private patio area and one allocated parking space.



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welcome to

## Priory Wharf, Birkenhead

- Ground Floor Flat
- Allocated Parking Space
- Two Bedrooms
- No Onward Chain!
- Ready to move in

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1990.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £95,000



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Property Ref:  
PTN116094 - 0004

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Please note the marker reflects the  
postcode not the actual property



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