



Merlin Road, Birkenhead, CH42 9QH
£115,000

Brennan Ayre O'Neill

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A specifically good pick for those needing to be in the city in a short commute time, and for that matter, a strong investment for the private rental market, too...

Situated to the rear of Holmes Court, to the top floor, this two bedroomed apartment enjoys no onward chain.

There are two double bedrooms here, firstly, the master proffers built in wardrobes, whilst the second is currently set up as an office come guest room. If renting out, both rooms are relatively proportioned, making it ideal for sharers.

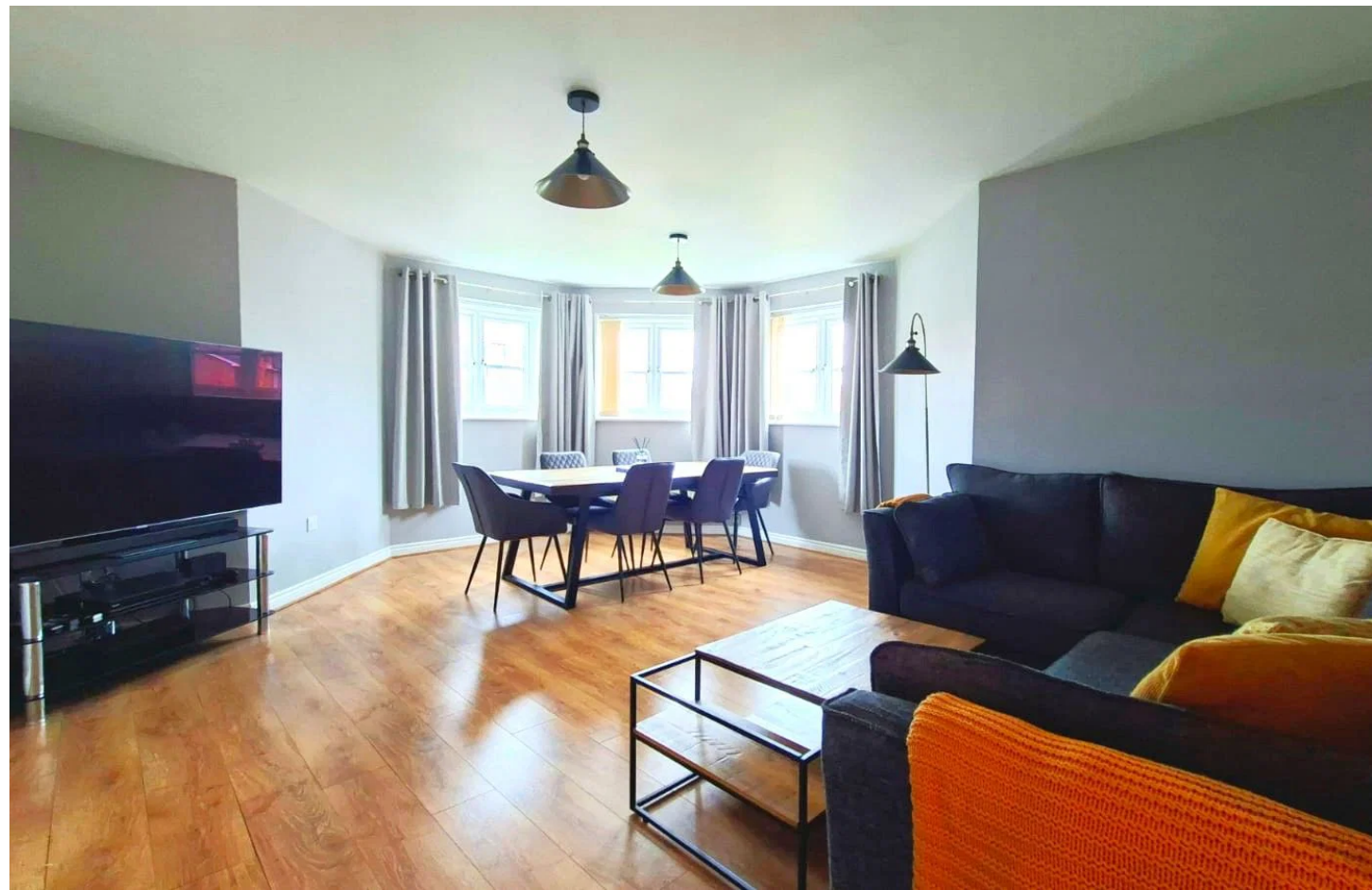
There's a large open plan living/dining room with three windows looking out to the greenery to the rear. Doors through to the kitchen, with brand new oven, a collection of fitted units, and work top space. Ideal to shut away your culinary expertise (or lack thereof).

Little to be done here for a first time buyer looking for an easy start. There's a secure communal entrance to the ground floor, as well as gated allocated parking.

Merlin Road sits just off Borough Road, with regular buses taking you straight through to Liverpool City Centre, should you so need. Amenities available along Borough Road, as well as to Woodchurch Road, and up to Oxtou Village.

We believe the 999 year lease starts from 2006, with no ground rent and a service charge of £1,149p/a

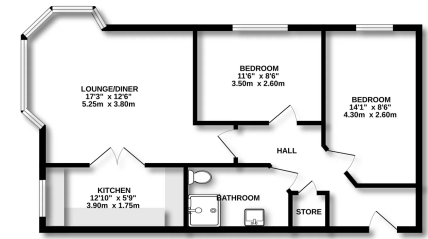
For Sat Nav: CH42 9QH







TOP FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.
For information only. This floor plan is not intended to be used as a contract. It is a general outline only and does not constitute any part of an offer or contract. It is not intended to be used as a statement of fact. It is not intended to be used as a representation of fact. It is not intended to be used as a warranty. It is not intended to be used as a guarantee. It is not intended to be used as a promise. It is not intended to be used as a statement of opinion. It is not intended to be used as a statement of belief. It is not intended to be used as a statement of intention. It is not intended to be used as a statement of expectation. It is not intended to be used as a statement of desire. It is not intended to be used as a statement of wish. It is not intended to be used as a statement of hope. It is not intended to be used as a statement of faith. It is not intended to be used as a statement of trust. It is not intended to be used as a statement of confidence. It is not intended to be used as a statement of belief. It is not intended to be used as a statement of intention. It is not intended to be used as a statement of expectation. It is not intended to be used as a statement of desire. It is not intended to be used as a statement of wish. It is not intended to be used as a statement of hope. It is not intended to be used as a statement of faith. It is not intended to be used as a statement of trust. It is not intended to be used as a statement of confidence.



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