



East Float Quay, Dock Road, Birkenhead, CH41 1DP

welcome to

East Float Quay Dock Road, Birkenhead

Experience luxurious waterfront living in this stunning three-bedroom, four-bathroom penthouse apartment at East Float Quay. Boasting a large open-plan living space with a modern kitchen and an expansive private roof terrace, this home offers unparalleled views and sophisticated comfort.



Property Description

Perched in a prime waterfront location, this magnificent penthouse at East Float Quay offers an exceptional lifestyle. The apartment features a seamless, open-plan design that combines a spacious living area, a high-specification kitchen, and a dining space, all bathed in natural light. On the lower floor there are three generously sized bedrooms each come with their own private en-suite bathroom, with an additional fourth bathroom for guests. The true highlight is the large, private roof terrace, providing a spectacular outdoor sanctuary perfect for entertaining or simply enjoying the panoramic views of Liverpool skyline and surrounding area. This is a rare opportunity to own a truly unique and elegant home. "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."

Communal Entrance

Communal entrance hall giving access to the building leading to stairs and lift facility.

Entrance Hall

With storage cupboard.

Bathroom

Bath with mixer taps, wash hand basin and WC. Skylight and electric heater.

Lounge/ Kitchen

20' 9" x 35' 5" (6.32m x 10.79m)

Fitted kitchen comprising floor and wall cabinets and work surfaces. Induction hob and electric oven, washing machine and dishwasher. Electric heaters and four skylights.

Landing

Boiler housed in storage cupboard and further storage cupboard. Two electric heaters.

Bedroom One

18' 7" x 21' 9" (5.66m x 6.63m)

Two double glazed windows to front aspect, fitted wardrobes and electric radiator.

En-Suite

Shower cupboard, wash hand basin, WC and shower point.

Bedroom Two

17' 4" x 13' 1" (5.28m x 3.99m)

Double glazed window to front aspect, fitted wardrobes and electric heater.

Bedroom Two Bathroom

Bath with mixer taps, wash hand basin and WC. Shower point and extractor fan.

Bedroom Three

11' 9" x 29' 5" (3.58m x 8.97m)

Double glazed windows to front and side aspect and fitted wardrobes.

En-Suite

Comprising shower cubicle, wash hand basin, WC, and shaver point.

Outside

With decked balcony.

One allocated parking space.



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welcome to

East Float Quay, Dock Road, Birkenhead

- Grade II Listed Building
- Expansive Private Roof Terrace
- Open-Plan Living
- Three En-Suite Bedrooms
- Four Bathrooms

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: D Service Charge: 410.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116222 - 0003

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