



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



**welcome to**

**East Float Quay Dock Road, Birkenhead**

Hinch yourself Happy with this stunning immaculately presented home!!

This beautifully presented Ground floor apartment with an upper mezzanine bedroom offers great living space in a highly maintained development and is the perfect setting for tranquillity!! Call us today, don't delay.



## Property Description

Stop! Unpack and move straight in!!

This amazing flat is a credit to its current owner, tastefully decorated and oozing sophistication. The property is well placed to be within close proximity of local amenities and transport routes. The property offers good value and briefly comprises of a welcoming entrance hall, open plan lounge with space to dine and fitted kitchen and downstairs bathroom. The apartment is bright and airy, there is a good-sized mezzanine bedroom on the upper floor. Externally there is space to relax, with allocated parking provided.

View today to avoid disappointment.

### Entrance Hall

Door to the front, radiator and storage cupboard.

### Lounge/ Kitchen

23' 8" x 26' 6" ( 7.21m x 8.08m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Two radiators. Double-glazed window to the side and two double-glazed windows to the rear. Large, double-glazed patio doors to the side.

### Bedroom/ Mezzanine

19' 8" x 10' 4" ( 5.99m x 3.15m )

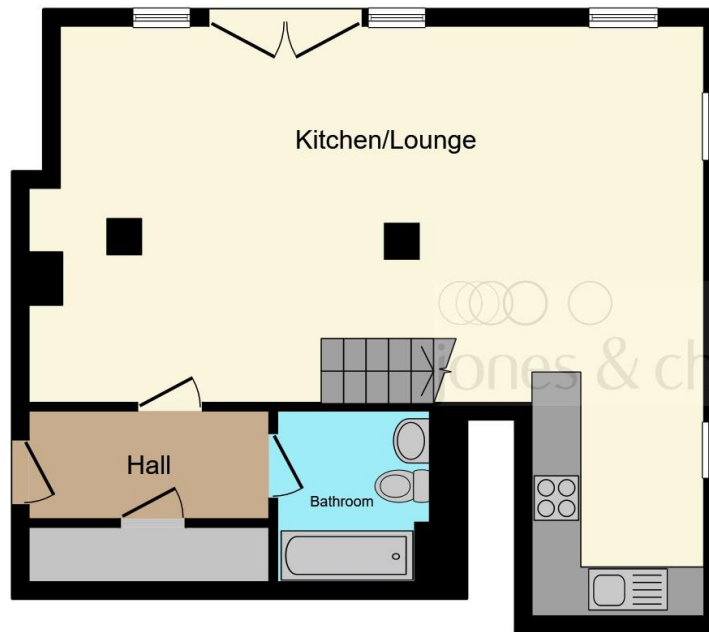
Built-in wardrobes.

### Bathroom

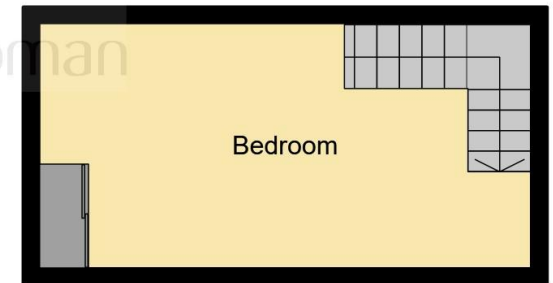
Three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Partially tiled and with extractor fan.

### Outside

With designated parking bay.



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)



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## **East Float Quay Dock Road, Birkenhead**

- One Bedroom Ground Floor Flat
- Mezzanine
- Open Plan Living
- Kitchen/Lounge/Dining Area
- Bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1794.00

Ground Rent: 611.00

This is a Leasehold property with details as follows; Term of Lease 138 years from 20 Dec 2013.  
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:  
PTN116125 - 0003

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**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



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