



## Park Road North, Birkenhead, Merseyside CH41 4HD

£775 PCM

 1 Bedroom  1 Reception  1 Bathroom  E

\*\*\* Redecoration In Progress - Will Be Ready For Occupation Late June 2026 \*\*\*

Hewitt Adams is delighted to offer, TO LET this superb ONE BEDROOM TOP FLOOR in Royden House with beautiful views of Birkenhead Park.

Royden house is an imposing Georgian property that sits proudly alongside Birkenhead Park and was converted a few years ago into 15 modern and luxury apartments whilst retaining its original charm and character.

The property has traditional sash windows and gas central heating and in brief consists of: Communal Entrance with intercom access, Hallway, Lounge, Kitchen, one Bedroom and a Bathroom. Externally there are communal Gardens and Parking spaces.

Unfurnished, Available mid-late May, No Suitable For Pets

**Entrance**

Communal Entrance with intercom access, staircase leading to the Apartment front door.

**Hallway**

Luxury Vinyl flooring, radiator, inset spot lights, meter cupboard, intercom access panel.

**Kitchen**

9'01x6'10 (2.77mx2.08m)

Wall and base units with inset sink and drainer and mixer tap, under cabinet and plinth feature lighting, tiled splash back to the walls, tiled flooring, radiator. Integrated electric oven, gas hob and extractor fan. There is a feature sash window to the rear elevation, space for various free standing white goods.

**Lounge**

13'03x13'01 (4.04mx3.99m)

Luxury Vinyl flooring, radiator, inset spot lights, sash window to the rear elevation.

**Bathroom**

P shaped panel bath with waterfall mixer tap, thermostatic shower, WC, wash basin vanity unit with waterfall mixer tap, partially tiled walls, tiled flooring, heated chrome towel rail, inset spot lights

**Bedroom**

Sash window to the rear and side elevation, radiator.

**Externally**

There is Parking to the front and wrap around communal gardens which back onto Birkenhead Park.

