





East Float Quay Dock Road,Birkenhead CH41 1DN

jones & chapman

welcome to

East Float Quay Dock Road, Birkenhead

Welcome to East Float Quay, a superbly appointed two-bedroom apartment offering stylish waterfront living within one of Wirral's most exciting and rapidly growing communities.

Beautifully presented throughout, the property boasts a stunning open-plan kitchen, living, and dining space stretching over 29 feet in length, creating an impressive social hub perfect for both relaxing and entertaining. The ultra-modern fitted kitchen seamlessly blends into the generous lounge and dining area, delivering a contemporary lifestyle that will appeal to a wide range of buyers.

The spacious entrance hall provides excellent storage solutions and leads to two exceptionally well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite bathroom, while a modern shower room serves the remaining accommodation.

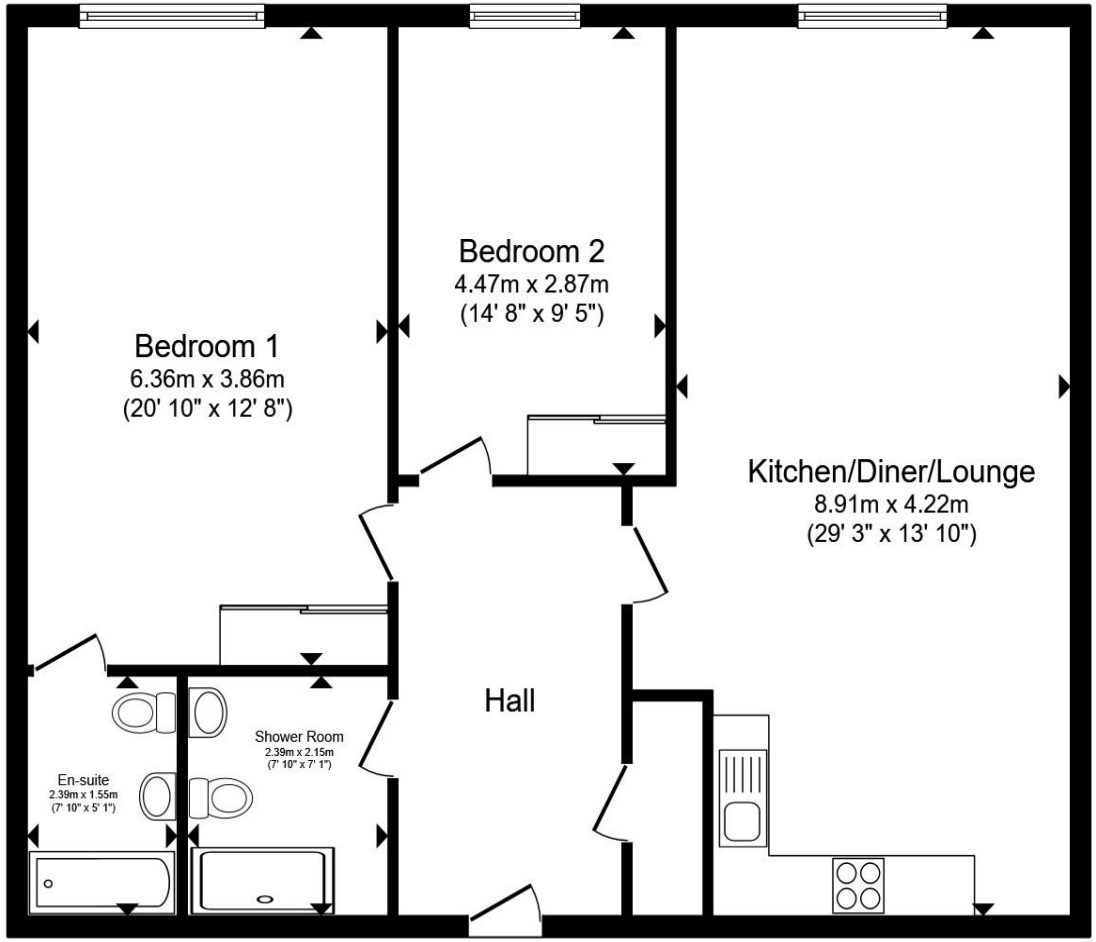
Finished to an exceptional standard throughout, this truly turn-key home allows the next owner to simply unpack and enjoy.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Entrance Hall

Lounge

Kitchen

Bedroom One

En-Suite

Bedroom Two

Shower Room

Total floor area 98.7 m² (1,062 sq.ft.) approx

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.propertybox.io

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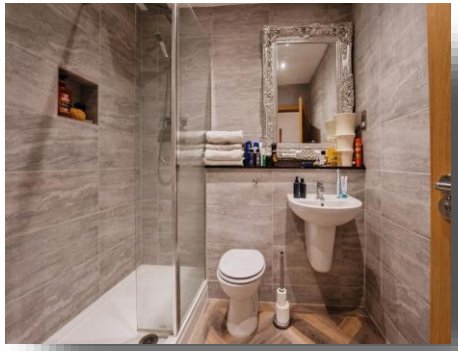
- Immaculate two-bedroom apartment
- Stunning open-plan kitchen, lounge, and dining area
- Principal bedroom with stylish en-suite bathroom
- Modern shower room
- Ample storage throughout

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 250.00
Ground Rent: 325.00

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.

£160,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116915

The Property Ombudsman

Property Ref:
PTN116915 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.