





Hamilton Square, Birkenhead, CH41 6AQ



welcome to

Hamilton Square, Birkenhead

Elegant two-bed ground floor apartment in prestigious Hamilton Square, Birkenhead. Features open-plan kitchen/lounge, two well-proportioned bedrooms, and a modern bathroom. Excellent accessibility and prime location near transport links and historic gardens.

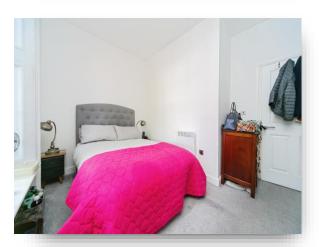












Property Description

Nestled within the prestigious and historically rich Hamilton Square, this charming two-bedroom ground floor apartment offers a unique opportunity to reside in one of the Wirral's most iconic locations. Stepping inside, you are greeted by a bright and inviting openplan kitchen and lounge area, providing a versatile space perfect for both relaxed living and entertaining. The modern kitchen is thoughtfully designed, offering ample storage and worktop space, seamlessly flowing into the comfortable lounge, ideal for unwinding after a long day.

The apartment boasts two well-proportioned bedrooms, providing comfortable sanctuaries, and a stylish bathroom. As a ground floor residence, it benefits from excellent accessibility and the potential for direct access to outdoor spaces, depending on the specific layout within the building. Residents of Hamilton Square enjoy the grandeur of Georgian architecture, picturesque gardens, and the convenience of being moments away from Birkenhead Hamilton Square train station, offering swift links to Liverpool city centre and beyond. This property is an ideal choice for first-time buyers, downsizers, or investors seeking a blend of historic charm and contemporary living in a truly desirable address.

Communal Entrance

Lounge/ Kitchen

16' x 14' 8" (4.88m x 4.47m)

Lounge Area

Two single-glazed windows to the front, feature fireplace and electric wall heater.

Kitchen Area

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob.

Bedroom One

11' \times 12' 5" (3.35m \times 3.78m) Single-glazed window to the rear and electric wall heater.

Bedroom Two

11' x 9' 1" (3.35m x 2.77m) Single-glazed window to the rear and feature fireplace.

Shower Room

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Extractor fan, wall heater and medicine cabinet.





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- Grade 1 Listed Building
- Conservation Area
- Historic Hamilton Square Location
- Ground Floor Convenience
- Open Plan Living

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2500.00

Ground Rent: 250.00

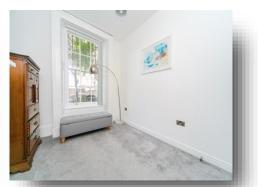
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 inspectation(s). Powered by www.foodagent.com

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Property Ref: PTN116139 - 0004 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.







0151 608 2287



Prenton@jonesandchapman.co.uk



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

Hamilton Square

Mortimer S

Map data @2025



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