



**Hamilton Square, Birkenhead, CH41 6AQ**



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## **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 open-plan 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' x 12' 5" (3.35m x 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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## Hamilton Square, Birkenhead

- 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 inspection(s). Powered by www.localagent.com

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116139 - 0004

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