



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

welcome to

East Float Quay Dock Road, Birkenhead

- Duplex penthouse apartment
- Two spacious double bedrooms
- En suite to main bedroom
- Open plan lounge and kitchen
- Private balcony

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 2878.34

Ground Rent: 371.14

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.

£125,000

view this property online jonesandchapman.co.uk/Property/PTN116516

Property Description

Step into something special with this impressive two-bedroom duplex penthouse apartment, offering stylish living across two floors and designed with modern lifestyles in mind.

Set within a sought-after waterfront development, this home immediately stands out thanks to its unique layout and elevated position. The upper floor is dedicated to a bright and spacious open plan lounge/kitchen, creating a fantastic social space perfect for entertaining or simply unwinding. From here, you can step out onto your private balcony—ideal for morning coffee or evening drinks.

Downstairs, the property offers two well-proportioned double bedrooms, with the main bedroom benefiting from its own en-suite, adding a touch of luxury. A well-appointed family bathroom serves the second bedroom and guests.

With its modern design, generous space and fantastic layout, this property is perfect for professionals, first-time buyers or investors alike.

Offered with no onward chain, this is a fantastic opportunity to secure a stylish penthouse apartment in a popular location.

Agents Note

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.

Lounge/ Kitchen

25' x 21' (7.62m x 6.40m)

Large lounge space with kitchen to the side offering floor and wall cabinets, countertop, sink/ drainer, fridge/ freezer, induction hob, electric oven, washing machine, skylights and double patio doors leading onto the balcony.

Cloakroom

Large storage space off the entrance hall housing the water tank.

Study

6' x 6' 5" (1.83m x 1.96m)

Small room off the entrance hall which offers loft access and could be used as a office space.

Bedroom One

12' 2" x 21' 5" (3.71m x 6.53m)

Good sized room offering Juliette balcony, built in wardrobes and electric radiator.

En-Suite

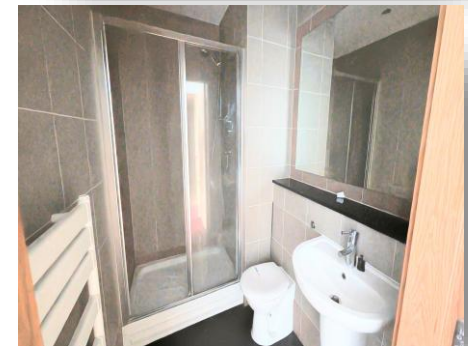
Shower cubical, WC, wash hand basin and electric radiator.

Bedroom Two

Double-glazed window to the rear with electric radiators and built-in wardrobes.

Bathroom

Bath with shower over, wash hand basin and WC.



Property Ref:

PTN116516 - 0009

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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