



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

welcome to

East Float Quay Dock Road, Birkenhead

Well-presented two-bedroom apartment set within a popular development, offering a bright open-plan living space, en-suite to the principal bedroom and attractive views across the Quay waters. Conveniently located close to local amenities and transport links.



Communal Entrance

With access to the lifts and staircases to all floors.

Entrance Hall

With built-in storage.

Kitchen/ Lounge

30' 4" x 16' 2" (9.25m x 4.93m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and hob. Washing machine and fridge freezer. Double-glazed window to the rear.

Bedroom One

20' 9" x 12' 7" (6.32m x 3.84m)

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

En-Suite

Comprising shower cubicle with electric shower, wash hand basin and WC.

Bedroom Two

12' 7" x 9' 9" (3.84m x 2.97m)

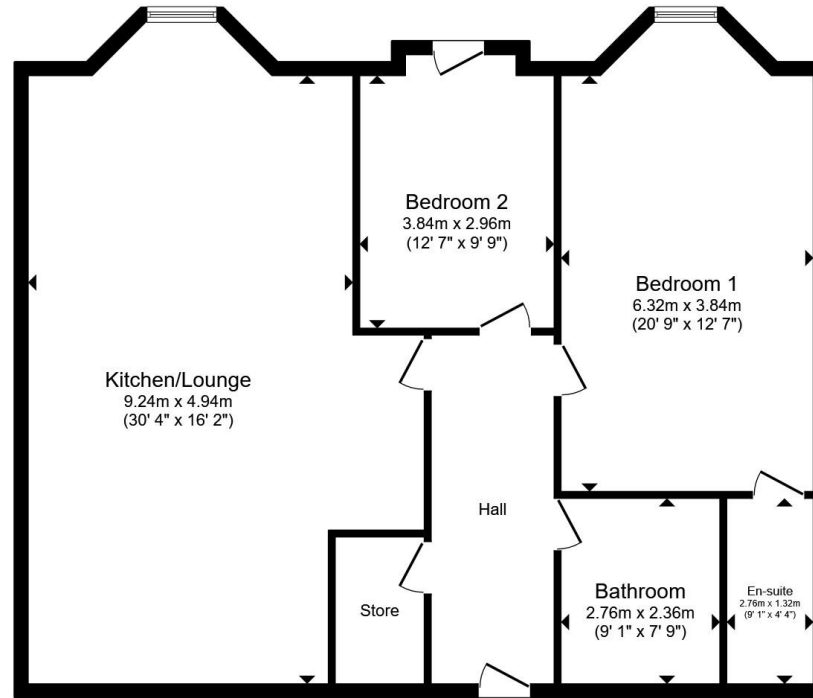
Double-glazed window to the rear.

Bathroom

Comprising bath with mixer taps and electric shower over, wash hand basin and WC. Shaver point.

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.



Total floor area 113.9 m² (1,226 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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welcome to

East Float Quay Dock Road, Birkenhead

- Two Bedroom First Floor Apartment
- Open Plan
- Kitchen / Lounge / Diner
- Bathroom
- En-suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2530.04

Ground Rent: Ask Agent

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116682 - 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.


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