



Egerton Park, Rock Ferry, Birkenhead, CH42 4RB

welcome to

Egerton Park, Rock Ferry Birkenhead

Everything has beauty, but not everyone sees it, If you don't view this Diamond of a find, you will never know the beauty that awaits behind the front door.... This impressive apartment is set back from the road and is immaculately presented! An apartment of impressive proportion and a must view!



Entrance Hall

With ample storage.

Lounge

15' 7" x 14' 4" (4.75m x 4.37m)

Double-glazed window and double-glazed double patio doors to the front, and radiator.

Kitchen

12' 6" x 6' 11" (3.81m x 2.11m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. electric oven, gas hob and dish washer. Central heating boiler. Double-glazed windows to the front and side.

Bedroom

13' 9" x 12' 6" (4.19m x 3.81m)

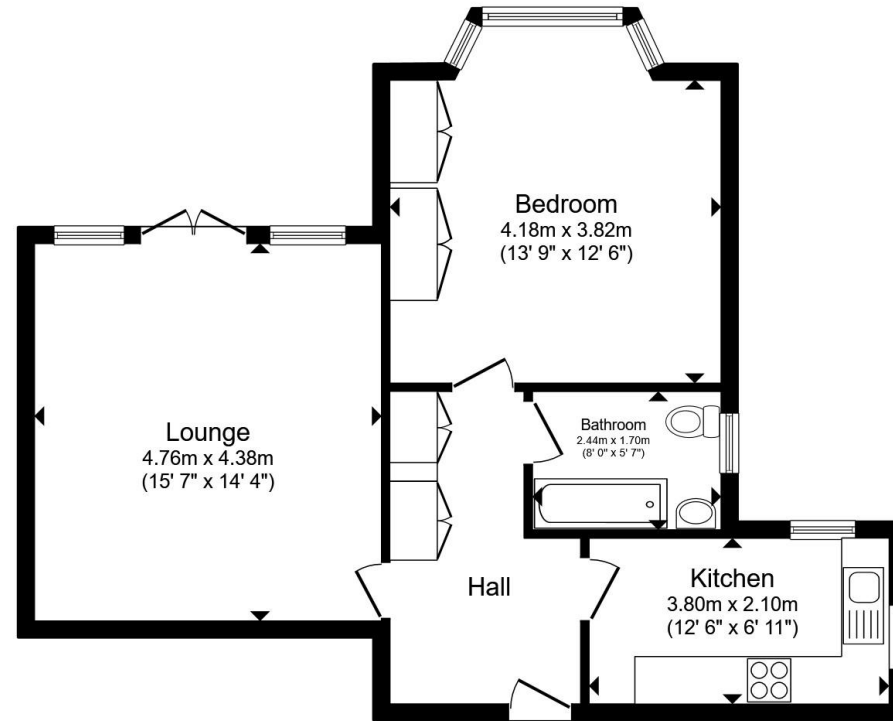
Double-glazed bay window to the front, radiator and built-in wardrobes.

Bathroom

Bathroom with three-piece set comprising free standing bathtub with mixer taps, WC and sink in wash hand basin in vanity cupboard. Radiator, medicine cabinet and double-glazed window to the side.

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 60.1 m² (647 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

Egerton Park, Rock Ferry Birkenhead

- One Bedroom Ground Floor Flat
- Spacious Lounge
- Bathroom
- Kitchen
- Balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 235.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116646 - 0005

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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