Lot 349

Apartment 177, East Float Quay, Dock Road, Birkenhead, Merseyside, CH41 1DP

Upon Instruction of AMG



All enquiries Ref: Meghan Mamo



- **Leasehold split level fifth floor flat**
- **Grade II Listed**

Location: The property is located off Dock Road (A5139). Shopping amenities are available locally within Birkenhead Town Centre lying to the south with a more comprehensive range of shops, bar and restaurants found in Liverpool City Centre located to the east. Public transport links are available at Conway Park Train Station and Birkenhead Hamilton Square Train Station both lying to the south along with a network of local bus services serving the surrounding areas. The property is served by road links including the A5139 and the A59 located to the north. Recreational pursuits can be found at Central Park lying to the north.

Accommodation:
Sixth floor: Reception room open plan to kitchen
Fifth floor: Principal en-suite bedroom, one further bedroom, bathroom/wc
Outside: Balcony

EPC Rating: G

Council Tax Band: D

Lease:
Held on a lease for a term of 150 years from 01/05/2006 at a ground rent of £371.14 per annum.

To view:
By arrangement with the auctioneers.