



Priory Wharf, Birkenhead, CH41 5LB

welcome to

Priory Wharf, Birkenhead

Ground Floor Flat! Ground Floor Flat! Get ready guys and gals, we've got a ground floor flat!



Entrance Porch

With single glazed front door, light and carpet.

Entrance Hall

Walk-in cupboard with electric box in. Intercom connection and carpet.

Lounge

19' 8" plus alcove x 12' 6" max (5.99m plus alcove x 3.81m max)

With double-glazed windows to front aspect, feature fireplace, two electric radiators and a double-glazed patio door to the rear.

Kitchen

8' 5" x 7' 2" (2.57m x 2.18m)

With wall and base units, work surfaces, induction hob and electric oven, sink and drainer, extractor fan and double-glazed window to rear aspect.

Bedroom One

9' 7" x 11' 9" (2.92m x 3.58m)

With double-glazed window to front aspect and fitted wardrobes with sliding doors. Electric radiator and ceiling fan with light.

Bedroom Two

7' 7" x 10' 2" (2.31m x 3.10m)

With double-glazed windows to rear aspect and fitted wardrobes with mirrored sliding doors.

Wetroom

With shower, wash hand basin and WC. Plus, part tiled, extractor fan, cupboard housing a water tank and a double-glazed window to rear aspect.

Outside

With private patio area and one allocated parking space.

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.



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welcome to

Priory Wharf, Birkenhead

- Ground Floor Flat
- Allocated Parking Space
- Two Bedrooms
- No Onward Chain!
- Ready to move in

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116094 - 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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