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**Andrew's Estates**  
*Your local experts*



**East Float Quay Dock Road, Birkenhead, Merseyside  
CH41 1DN  
£600**

To let simply stunning split level ground floor apartment in the popular East Float Quay development, Wallasey.

This apartment offers the walk in WOW factor, comprising of Entrance hallway, modern bathroom, large open plan lounge, dining and kitchen area complete with intergrated oven, hob, fridge freezer, and washer/dryer.

To the first floor of the apartment is a large double bedroom complete with fitted wardrobes and newly laid carpet.

This apartment has plenty of storage inside as well as an additional storage cupboard located right next door to the apartment, secure fob entrance system or entry via its own private doors.

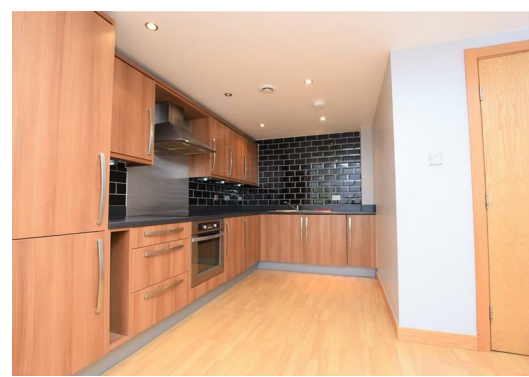
Also included is allocated parking, communal gardens, and excellent links to the motorway networks and surrounding areas, ideal for working professional/s

Available now to view call 0151 609 2717

No Dss

No Pets

No Smokers









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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