



East Float Quay Dock Road, Birkenhead CH41 1DP

welcome to

East Float Quay Dock Road, Birkenhead

- Duplex penthouse apartment
- Two spacious double bedrooms
- En suite to main bedroom
- Open plan lounge and kitchen
- Private balcony

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 2878.34

Ground Rent: 371.14

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.

£140,000

Property Description

Step into something special with this impressive two-bedroom duplex penthouse apartment, offering stylish living across two floors and designed with modern lifestyles in mind.

Set within a sought-after waterfront development, this home immediately stands out thanks to its unique layout and elevated position. The upper floor is dedicated to a bright and spacious open plan lounge/kitchen, creating a fantastic social space perfect for entertaining or simply unwinding. From here, you can step out onto your private balcony—ideal for morning coffee or evening drinks.

Downstairs, the property offers two well-proportioned double bedrooms, with the main bedroom benefiting from its own en-suite, adding a touch of luxury. A well-appointed family bathroom serves the second bedroom and guests.

With its modern design, generous space and fantastic layout, this property is perfect for professionals, first-time buyers or investors alike.

Offered with no onward chain, this is a fantastic opportunity to secure a stylish penthouse apartment in a popular location.

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Lounge/ Kitchen

25' x 21' (7.62m x 6.40m)

Large lounge space with kitchen to the side offering floor and wall cabinets, countertop, sink/ drainer, fridge/ freezer, induction hob, electric oven, washing machine, skylights and double patio doors leading onto the balcony.

Cloakroom

Large storage space off the entrance hall housing the water tank.

Study

6' x 6' 5" (1.83m x 1.96m)

Small room off the entrance hall which offers loft access and could be used as a office space.

Bedroom One

12' 2" x 21' 5" (3.71m x 6.53m)

Good sized room offering Juliette balcony, built in wardrobes and electric radiator.

En-Suite

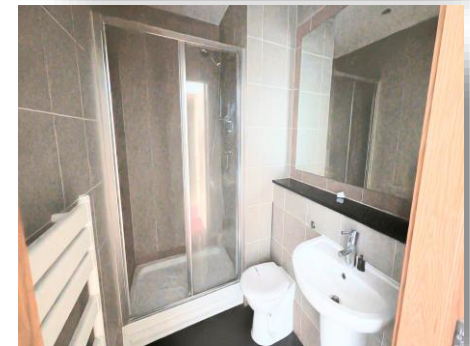
Shower cubical, WC, wash hand basin and electric radiator.

Bedroom Two

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

Bathroom

Bath with shower over, wash hand basin and WC.



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Property Ref:

PTN116516 - 0008

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