



ARMFORD  
ESTATES



**£85,000**  
**Dock Road**  
Birkenhead, CH41 1DP

## PROPERTY SUMMARY

This spacious two-bedroom third-floor apartment, located in the sought-after East Float Quay, is now available with no chain, making it a perfect option for downsizers or young professionals. The property boasts a secure communal entrance with serviced lifts, leading to a welcoming reception hallway, a bright living/dining area, and a well-equipped kitchen. The generous master bedroom features a modern en-suite shower room, alongside a second bedroom and a tastefully fitted main bathroom. Additional benefits include double glazing throughout and an allocated parking space. Ideally situated close to Birkenhead and Liscard amenities, as well as easy access to Hamilton Square train station and the M53 motorway/Kingsway tunnel.

Ground rent: £25 per month

Service charge: £285 per month

Length of lease remaining: 131 years

Council Tax: Wirral Band C

EPC: Band D (62)

2



2

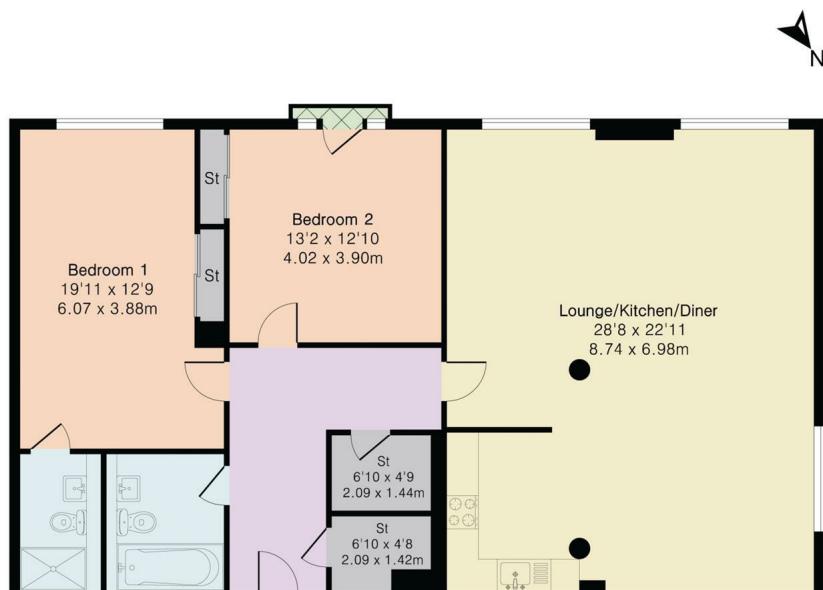


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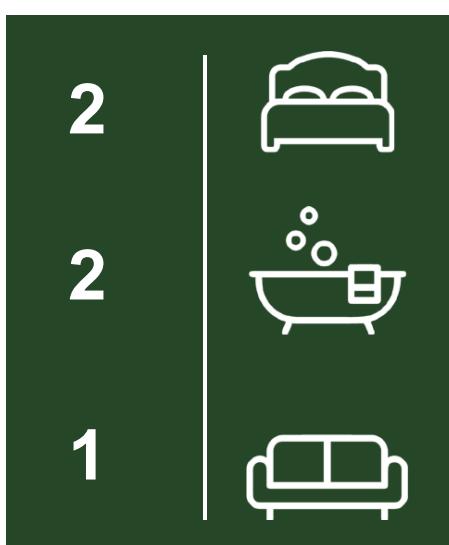




Approximate Gross Internal Area 1424 sq ft - 132 sq m



Third Floor



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

**EPC RATING: COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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