



### 3 bed apartment to buy in CH41

East Float Quay, Dock Road, Birkenhead, CH41 1DP

**£130,000** Starting Bid

 x3  x2  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Second floor apartment
- ✓ En suite bathroom to master
- ✓ Residents parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A unique opportunity for buy-to-let investors, or homeowners seeking waterfront living, is this spacious three-bedroom second-floor apartment, perfectly positioned within the popular East Float Quay development in Birkenhead, Wirral. This grade II listed former working mill blends character with contemporary living and is ideally positioned near to the Wirral Waters development.

Laid across 1427 square feet of floor space, this property offers generous room sizes, contemporary finishes, and serene dockside views. This stunning loft-style apartment is ideal for professionals, families, or anyone seeking stylish accommodation in a vibrant and well-connected location.

Stepping inside, you are welcomed by a bright entrance hall, leading through to a well-proportioned open-plan living and dining area. Large windows flood the space with natural light and frame beautiful waterfront views, creating a calm and inviting atmosphere.

This unique apartment boasts three double bedrooms, each offering comfortable living space and additional integrated storage options, as well as a large family bathroom and the addition of an en-suite to the master bedroom. The kitchen area is designed with practicality and ease of living in mind and comes complete with modern integrated appliances.

Residents of East Float Quay benefit from secure residents parking, lift access, well-maintained communal areas, and excellent local amenities and transport links, with easy access to Liverpool via the nearby Mersey tunnels and convenient road links across Wirral.

This attractive apartment combines generous internal space with an enviable waterfront position, an excellent opportunity for buyers or tenants seeking comfort, convenience, and modern yet characterful dockside living. Schedule your viewing with us today.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,813.00

Price: Starting Bid £130,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

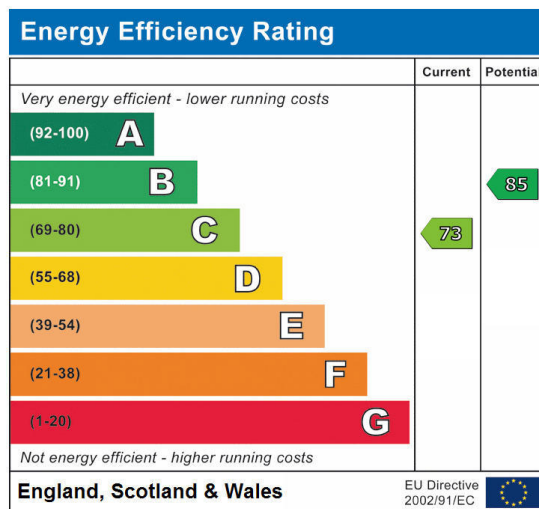
Listed property: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



East Float Quay, Dock Road, Birkenhead, CH41 1DP

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

