



## Flat 110 Dock Road, Birkenhead, CH41 1DP Asking Price £145,000



Attention Investors! Bakewell & Horner are pleased to offer for sales market this top floor, two bedroom apartment with views over the dock. Currently tenanted with a rental income of £7,800 per annum. In brief the property comprises of open plan lounge kitchen with balcony area, two bedrooms one with an en-suite and a family bathroom. The property also benefits from electric heating and 1 private parking space. EPC Rating TBC

- Pent House Apartment
- Two Bedroom
- Two Bathroom
- Private Parking
- Views
- Balcony
- Electric Heating
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313

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



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