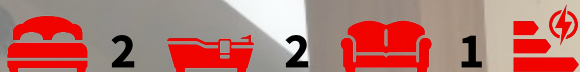




## Flat 110 Dock Road, Birkenhead, CH41 1DP

### Asking Price £145,000



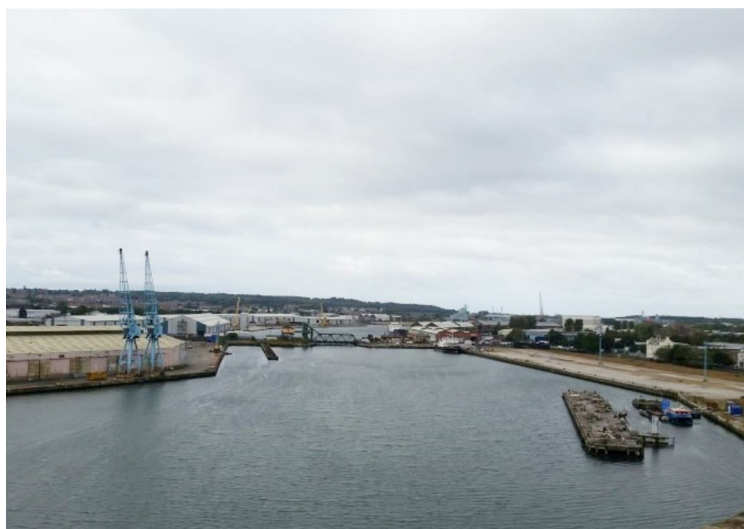
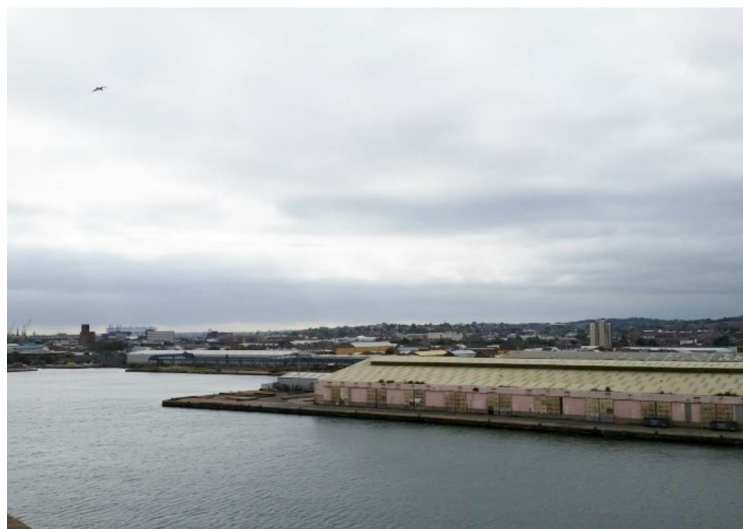
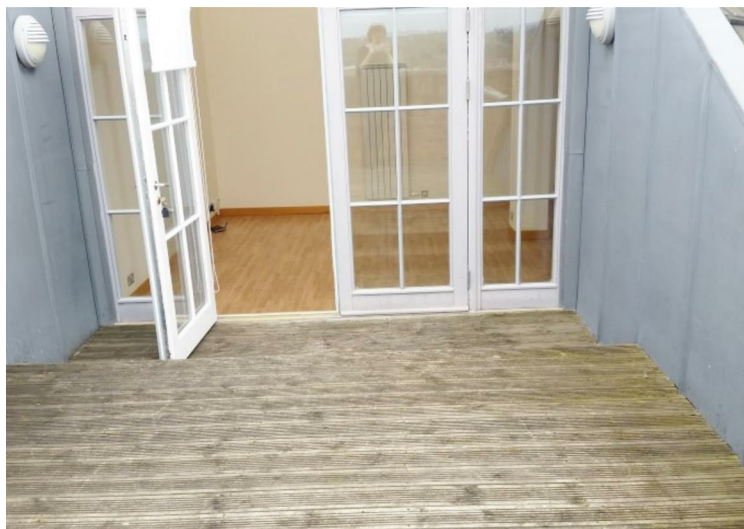
Attention Investors! Bakewell & Horner are pleased to offer for sales market this top floor, two bedroom apartment with views over the dock. Currently tenanted with a rental income of £7,800 per annum. In brief the property comprises of open plan lounge kitchen with balcony area, two bedrooms one with 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<br>2002/91/EC |           |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.