



Hamilton Square, Birkenhead

Asking Price £80,000

This stunning one bedroom apartment is situated in the heart of the historical Hamilton Square on the Wirral Peninsula.

With superb views out across the square, your apartment is situated in an area which boasts the most Grade II listed buildings outside of London's Trafalgar Square! It's also perfectly placed for both work and play - whether you're commuting to Liverpool city centre, exploring the Wirral Peninsula, or visiting the many bars, bistros and restaurants on your doorstep.

There's plenty of things to do and discover close by too. A trip to the cinema is just a 10 minute walk away, and just a little further on you'll find Birkenhead Market and the Pyramid shopping centre which boasts a huge range of big-brand shops and eateries. You'll have everything you could possibly need within easy reach.

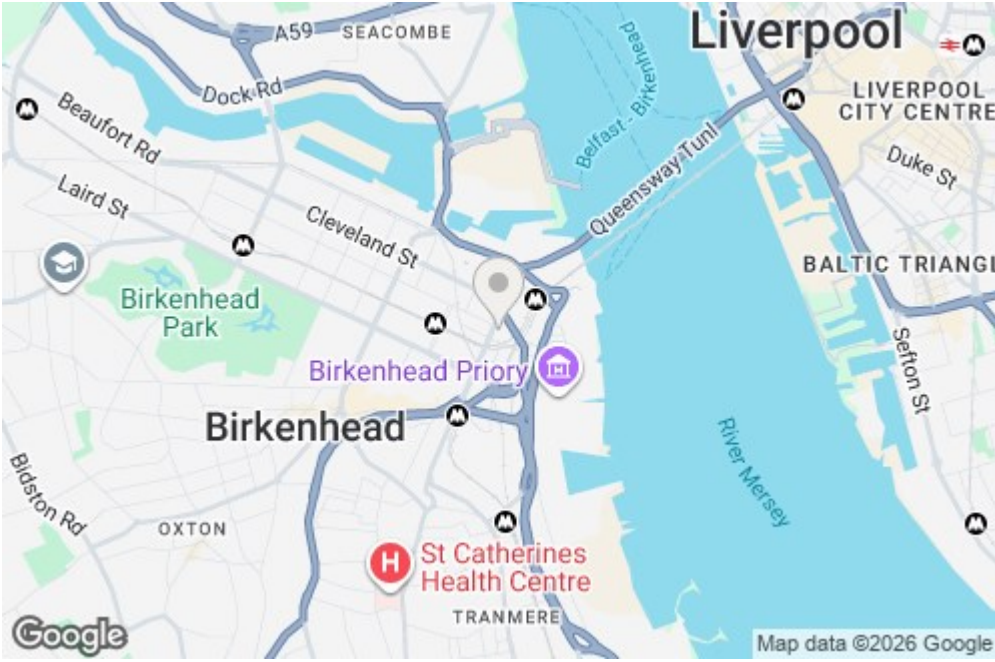
For those wanting to travel further afield, Birkenhead train station is literally a hop, skip and a jump away from your apartment, or you could grab the ferry which is just 5 minutes away. There's also some cracking road connections close by and it only takes 10 minutes to get to Liverpool city centre via car or just 15 via public transport. You really are in the perfect spot.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

Ground Rent - £250
Service Charge - £2,734



1, 38 Hamilton Square Birkenhead, Merseyside, CH41 5BP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-135 kWh/m ² (A)	100-135 kWh/m ² (A)	100-135 g/m ² (A)	100-135 g/m ² (A)
136-152 kWh/m ² (B)	136-152 kWh/m ² (B)	136-152 g/m ² (B)	136-152 g/m ² (B)
153-177 kWh/m ² (C)	153-177 kWh/m ² (C)	153-177 g/m ² (C)	153-177 g/m ² (C)
178-214 kWh/m ² (D)	178-214 kWh/m ² (D)	178-214 g/m ² (D)	178-214 g/m ² (D)
215-255 kWh/m ² (E)	215-255 kWh/m ² (E)	215-255 g/m ² (E)	215-255 g/m ² (E)
256-300 kWh/m ² (F)	256-300 kWh/m ² (F)	256-300 g/m ² (F)	256-300 g/m ² (F)
301-354 kWh/m ² (G)	301-354 kWh/m ² (G)	301-354 g/m ² (G)	301-354 g/m ² (G)

Energy Efficiency Rating: 81 (B)

Environmental Impact (CO₂) Rating: 100-135 g/m² (A)