



**Waterpark House**  
**Storeton Road**  
**Birkenhead**  
**Merseyside**  
**CH42**

**Offers in Excess of £112,000**

**bettermove**

# Storeton Road Birkenhead

Bettermove are proud to present this 2 bedroom flat in Birkenhead, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is B.

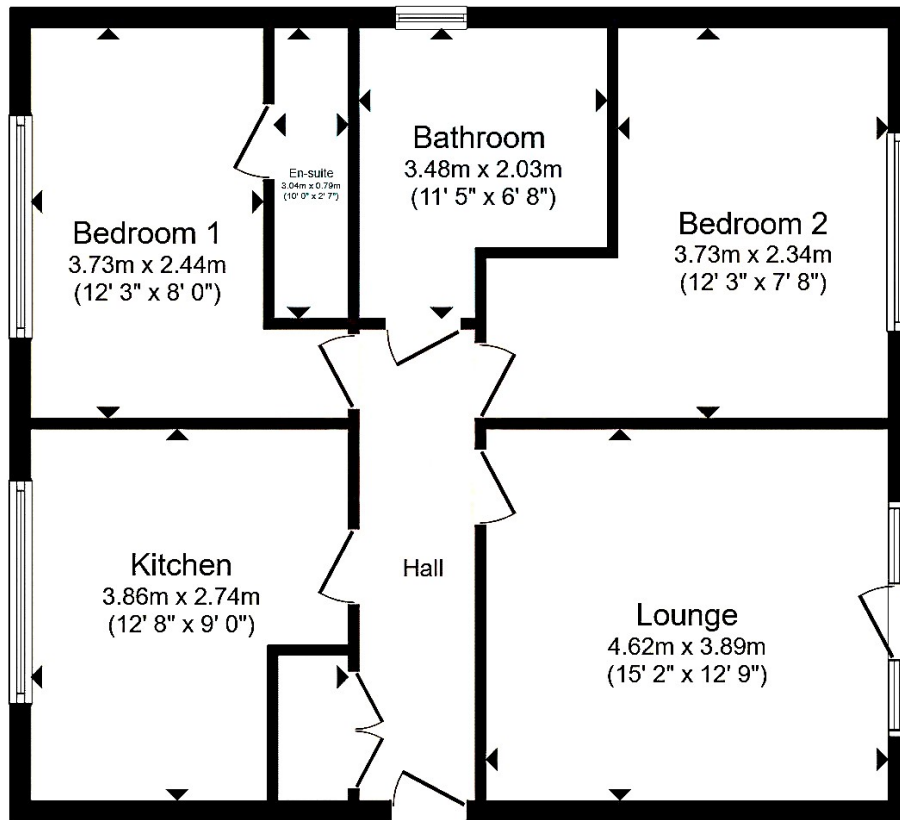
This is a leasehold property with 976 years remaining on the lease; the ground rent and service charge, combined, is £1,900.00 per annum.

The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, two double bedrooms, with one en-suite, alongside the family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Birkenhead, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found Rock Ferry Mersey Rail Stop, a variety of local bus routes, and quick access to the M53.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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