



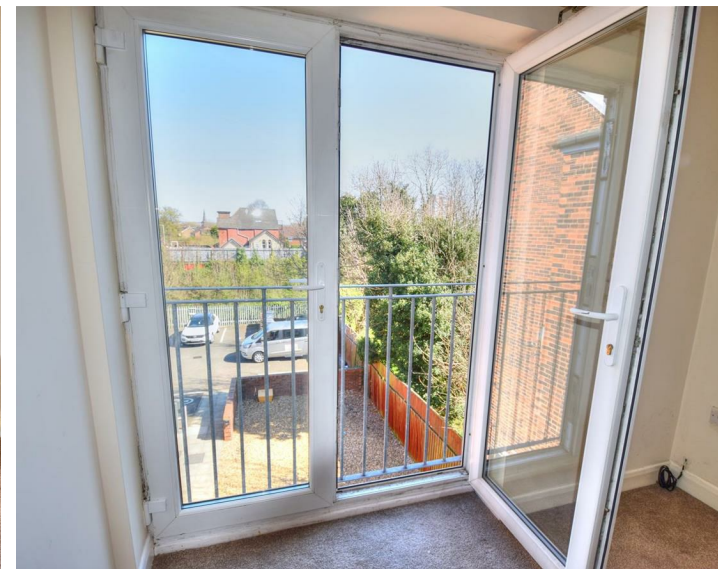
**Flat 9, 71 Rock Lane West, Birkenhead , CH42 4NZ**  
**Offers in excess of £80,000**

This well laid out top floor, two bedroom apartment would make a wonderful home or an excellent buy to let investment. The apartment features an entrance hallway leading into an open plan living and dining area, which flows seamlessly into the kitchen. Although the kitchen is open to the living space, it has its own designated area. Both the lounge and kitchen overlook the church grounds, offering peaceful green views.

The apartment includes two bedrooms, one of which benefits from a Juliet style balcony, flooding the room with natural light and fresh air, while overlooking the private car park. A bathroom is conveniently located across the hall.

The property comes with one allocated parking space in the private residents car park, which also features an electric charging point available for resident use.

Leasehold property  
 150 year lease from 2006  
 Service charge £1465 per annum  
 Ground rent £100 per annum  
 Council Tax Band A



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com