



4 71 Rock Lane West, Birkenhead , CH42 4NZ
£80,000

A well presented first floor, two bedroom apartment ideally located in Birkenhead, close to excellent transport links and local amenities. This property is perfect as a comfortable home or a fantastic addition to a buy to let portfolio.

The apartment features a bright and airy open plan lounge and dining area, with a kitchen that benefits from its own designated space. Across the hallway are two bedrooms and a bathroom.

Additional highlights include one allocated parking space in the development's private car park, complete with an EV charger for residents use.

Recently redecorated, the property is move-in ready and offered with no onward chain.

150 year lease from 2006

Service charge - £1,465.52 per annum + £273 for insurance

Ground rent - £100 per annum

EPC - B rating

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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