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# Flat 1, 10 Hamilton Square, Birkenhead, Merseyside CH41 6AU

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

## Description

A bright, quality converted lower ground floor apartment in exclusive Grade I Listed Hamilton Square. Town centre location, conveniently placed for access to local shops, restaurants and regular bus/train services. The property benefits from double glazing, central heating, intercom and its own private entrance. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,900 per annum.

## Situated

Situated in the historical Hamilton Square within walking distance to Birkenhead town centre amenities and transport links such as Birkenhead train station which is just a 1 minute walk away and goes directly to Liverpool city centre in around 4 minutes.

## Lower Ground Floor Apartment

**Flat** (Accessed via own entrance)  
Hall, Open Plan Living Room/  
Dining Room, separate Kitchen  
with integrated appliances,  
Two Double Bedrooms, Shower  
Room/WC.

## Outside

Private front and rear court  
yards.

## EPC Rating C

## Note

Please note the internal  
photographs are provided by the  
vendor and are before the tenant  
moved in. Please refer to the  
internet for previous sold prices  
in the same building.

