



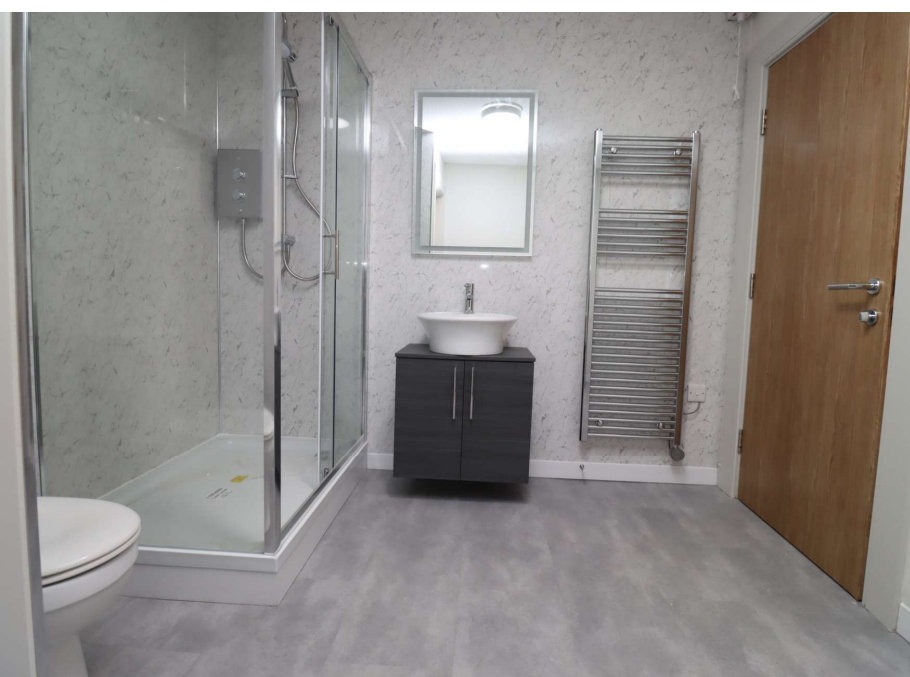
The Rake, Bromborough

£140,000



LESLEY HOOKS
ESTATE AGENTS



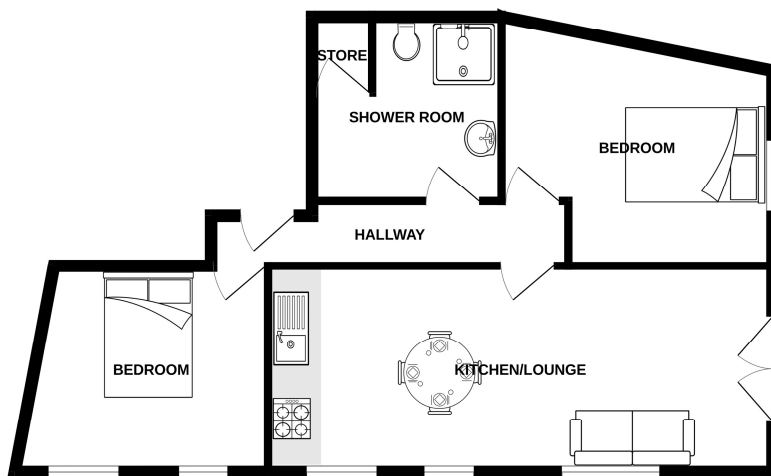


Introducing a captivating first floor apartment, the epitome of contemporary living and luxury. Nestled within a brand-new executive development, this residence exudes sophistication and style, promising a lifestyle of utmost comfort and convenience. Upon entering, guests are greeted by a welcoming entrance hall adorned with sleek finishes and modern accents. A personal intercom system ensures security and privacy, offering residents peace of mind in their sanctuary. The heart of the home unfolds into a generously proportioned lounge/kitchen area, thoughtfully designed for both relaxation and entertainment. Bathed in natural light cascading through a large window, the lounge exudes an inviting ambiance, perfect for unwinding after a long day or hosting gatherings with loved ones with a jubilee balcony. The seamless integration of the kitchen area adds functionality and elegance, featuring contemporary cabinetry, premium appliances, and ample counter space for culinary enthusiasts to indulge their passion with an integrated oven and electric hob. This exquisite apartment boasts two spacious double bedrooms, each meticulously crafted to provide comfort and tranquility with tasteful décor, and expansive windows create a serene retreat with views over looking St Barnabas church, where residents can escape the hustle and bustle of daily life and rejuvenate in luxurious surroundings. Completing the accommodation is a stylish shower room, exuding sophistication with modern fixtures, sleek tiling, and a refreshing ambiance. In addition to its captivating interiors, this executive apartment offers the allure of freehold ownership, affording residents the freedom to personalize their space and enjoy long-term





GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E	50		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.