



# Hornby Court, Bromborough

£98,500



**LESLEY HOOKS**  
ESTATE AGENTS





First time buyers, come and get it! Offering contemporary living this one bedroom flat is great to get you on the property ladder. Having double glazing and heating the layout comprises entrance hall, spacious lounge with dining area and kitchen, one bedroom and a bathroom. The property is located close to all local amenities including Bromborough Village and the Croft Retail Park with its array of shops and eateries. For transport links there are bus stops and Bromborough Rake train station within easy reach. Interior inspection is essential to appreciate what is on offer here, call us to book a viewing!



#### **Entrance Hallway**

7'10" (2.39m) x 6'3" (1.91m)

#### **Lounge**

15'10" (4.83m) x 10'4" (3.15m)

#### **Kitchen**

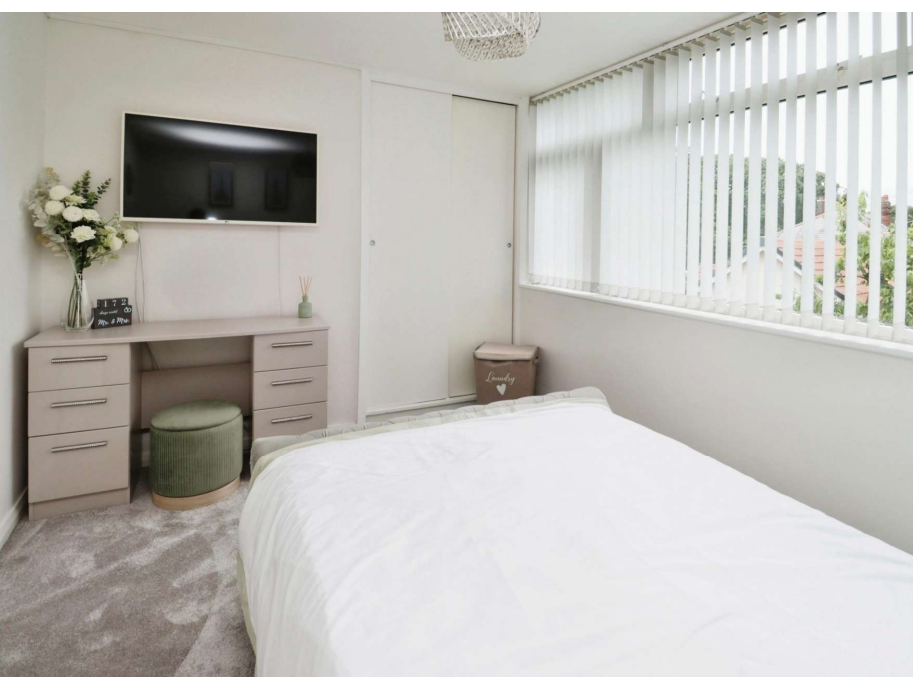
16'3" (4.95m) x 5'3" (1.6m)

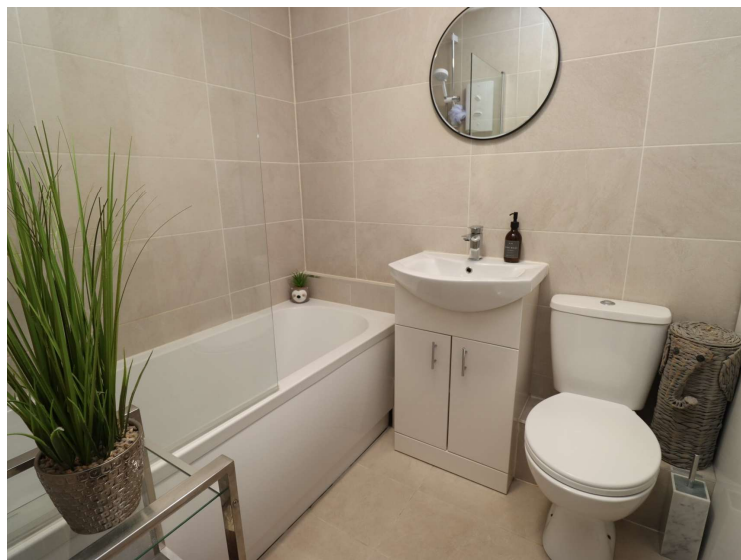
#### **Bedroom One**

11'5" (3.48m) x 9'2" (2.79m)

#### **Bathroom**

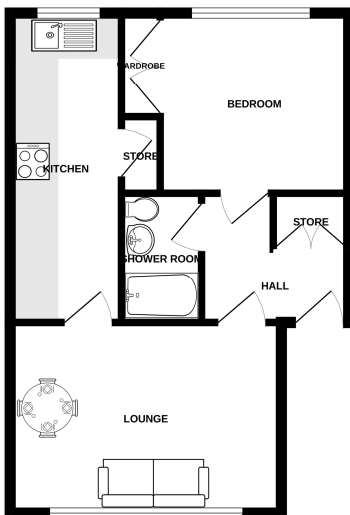
6'3" (1.91m) x 5'5" (1.65m)







GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the furnished information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operational efficiency can be given.  
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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	

**Contact Us:**

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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.