



**Constables**  
SALES & LETTINGS

Cloughton Firs

Oxon, Prenton

£112,500

Constables is delighted to offer for sale this immaculately presented ground floor apartment situated in a prime location in central Oxton Village. The accommodation is well-presented and comprises; entrance hallway, open plan kitchen-living room with integrated oven and hob, a double bedrooms and bathroom. There is a private road off Christchurch Road that leads to the car park at the rear where there is an allocated parking space. Oxton village is incredibly vibrant with a number of restaurants, bars and independent shops. The property is also close to transport links and is ideally placed for commuting to Liverpool. The property is offered for sale with no onward chain and early viewing is essential.





# Constables

SALES & LETTINGS

- Ground Floor Apartment
- Large Double Bedroom
- No Onward Chain
- Central Oxtou Village Location
- Private Car Park with Allocated Parking Space
- Tenure: Leasehold
- Open Plan Kitchen-Living Space
- Gas Central Heating
- Council Tax Band: A

### Lease Information

Lease Term: 999 years from  
October 2015.

Service Charge: £360 per quarter.

### Hallway

### Kitchen-Living Room

17'6" x 12'10" (5.35m x 3.92m)

### Bedroom One

12'9" x 8'9" (3.91m x 2.68m)


### Bathroom

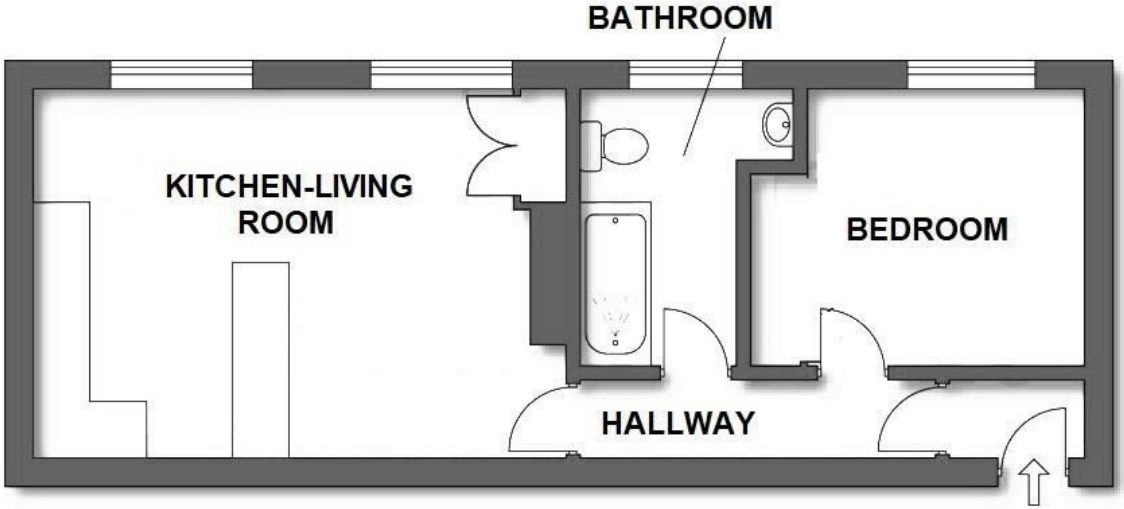
8'10" x 5'4" (2.71m x 1.64m)



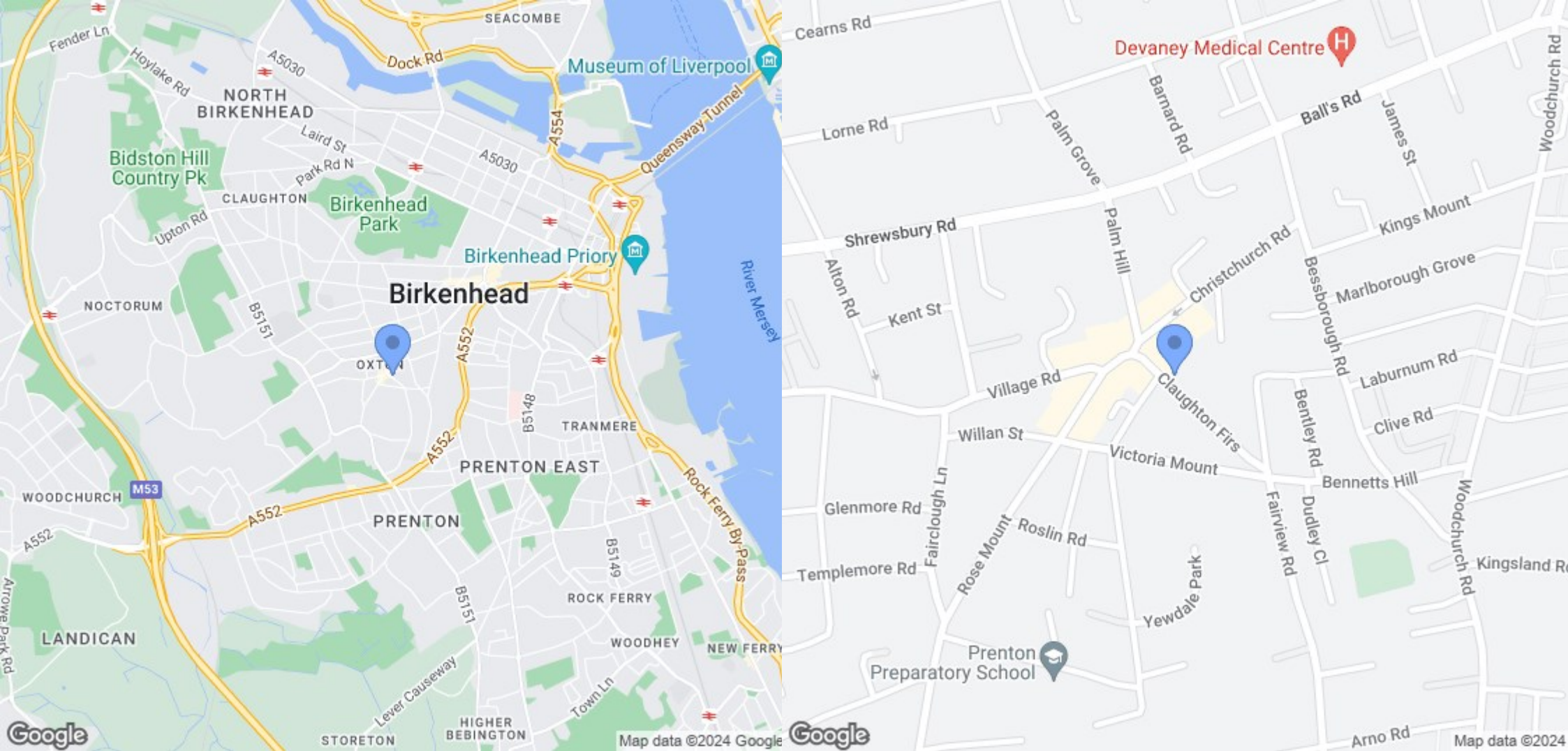


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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



Location Map

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S A L E S   &   L E T T I N G S

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