



Constables
SALES & LETTINGS

Cooks Acre

, Bromborough

£107,500

A fantastic opportunity to purchase a recently constructed end town house on the popular Stanley Gardens development by Morris Homes. The property is located within easy reach of shops, schools and transport links.

The asking price listed is for 50% Shared Ownership. 100% ownership options is available.

The property provides immaculately presented accommodation comprising on the ground floor, an entrance hallway, lounge with built in storage unit and shelving and a stylish Kitchen-Dining room with an integrated Neff oven and hob and double doors leading out to the rear garden. Off the kitchen is a W.C. On the first floor there are three bedrooms and a stylish bathroom. The third bedroom has built in wardrobes and is currently used as a dressing room and the bathroom has a handy built in cupboard. Externally there is an enclosed garden at the rear with lawn and two patio areas, there is a side access gate leading to the front of the property. At the front there is a shared driveway leading to a parking area where there are two parking spaces.

50% and 75% ownership options are available. If 50% equity share is purchased, the below charges apply. Not all of these charges will be applicable for 100% ownership.

Other Information:

Tenure - Leasehold 125 years from 05/01/21

50% share with a rent of £286.69 per month for the remaining 50% share.

The service charge is £10.57 per month

The building insurance is £12.31 per month

The management fee is £20.83 per month.





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- Price Advertised is for 50% ownership option.
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band: B
- 100% & 75% Ownership Options are Available
- Spacious Lounge
- Off Road Parking
- End Town House
- Well-Appointed Kitchen
- New Home Build Warranty

Entrance Hallway

Lounge

15'10" x 11'6" (4.84m x 3.53m)

Kitchen-Dining Room

14'7" x 12'0" (4.47m x 3.67m)

W.C.

5'7" x 2'10" (1.72m x 0.87m)

Landing

Bedroom One

14'5" x 8'0" (4.4m x 2.46m)

Bedroom Two

11'3" x 8'1" (3.43m x 2.47m)

Bedroom Three

8'1" x 7'9" into wardrobes (2.47m x 2.37m into wardrobes)


Bathroom

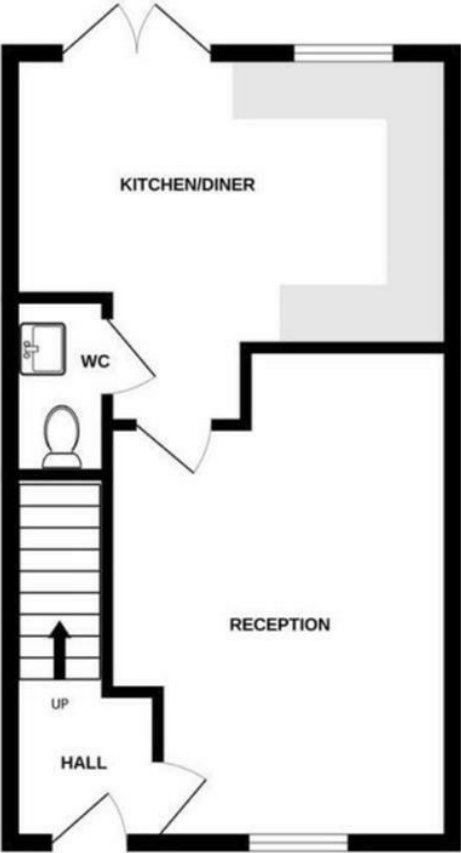
8'9" x 6'4" (2.69m x 1.94m)





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	84	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

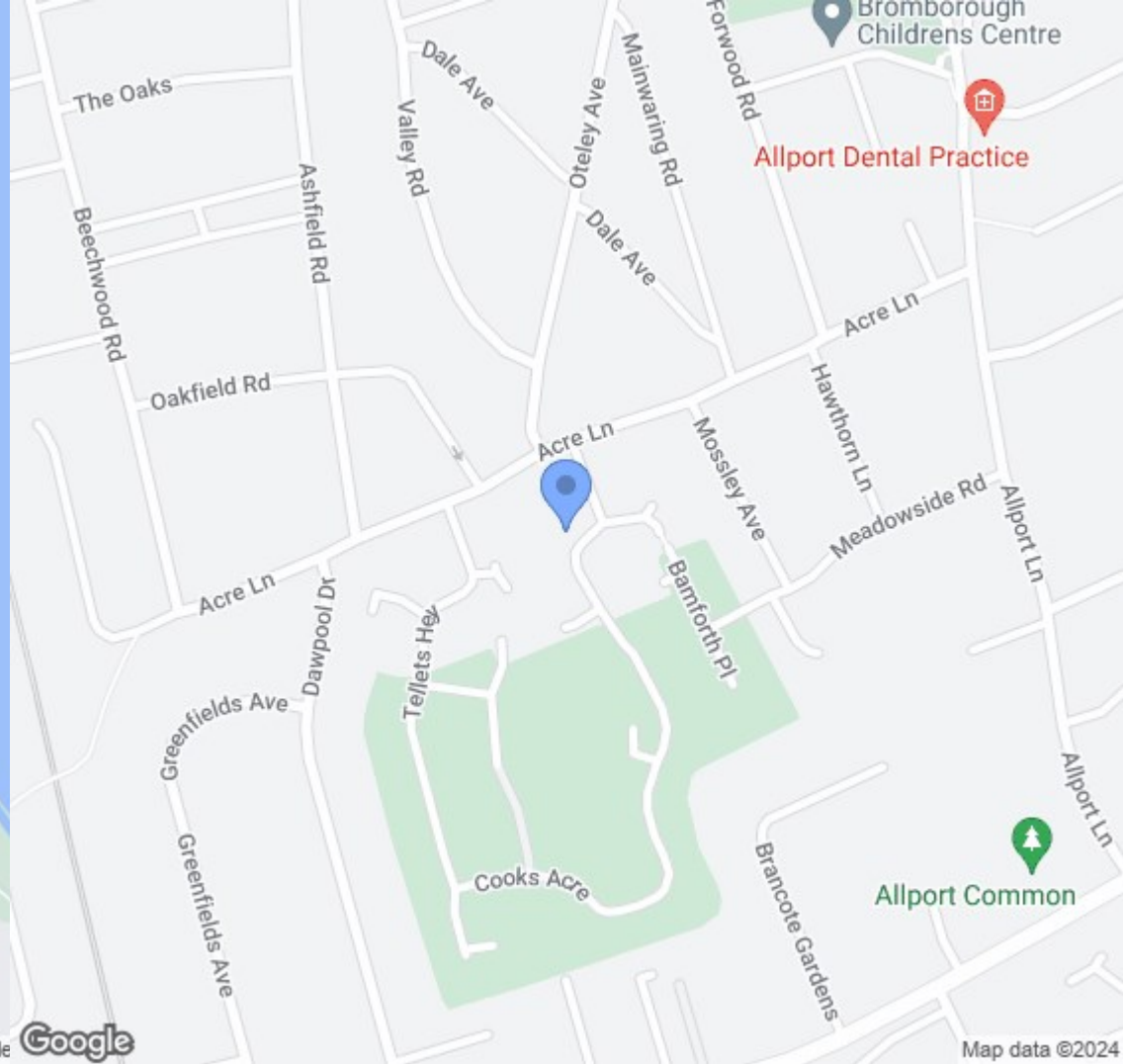
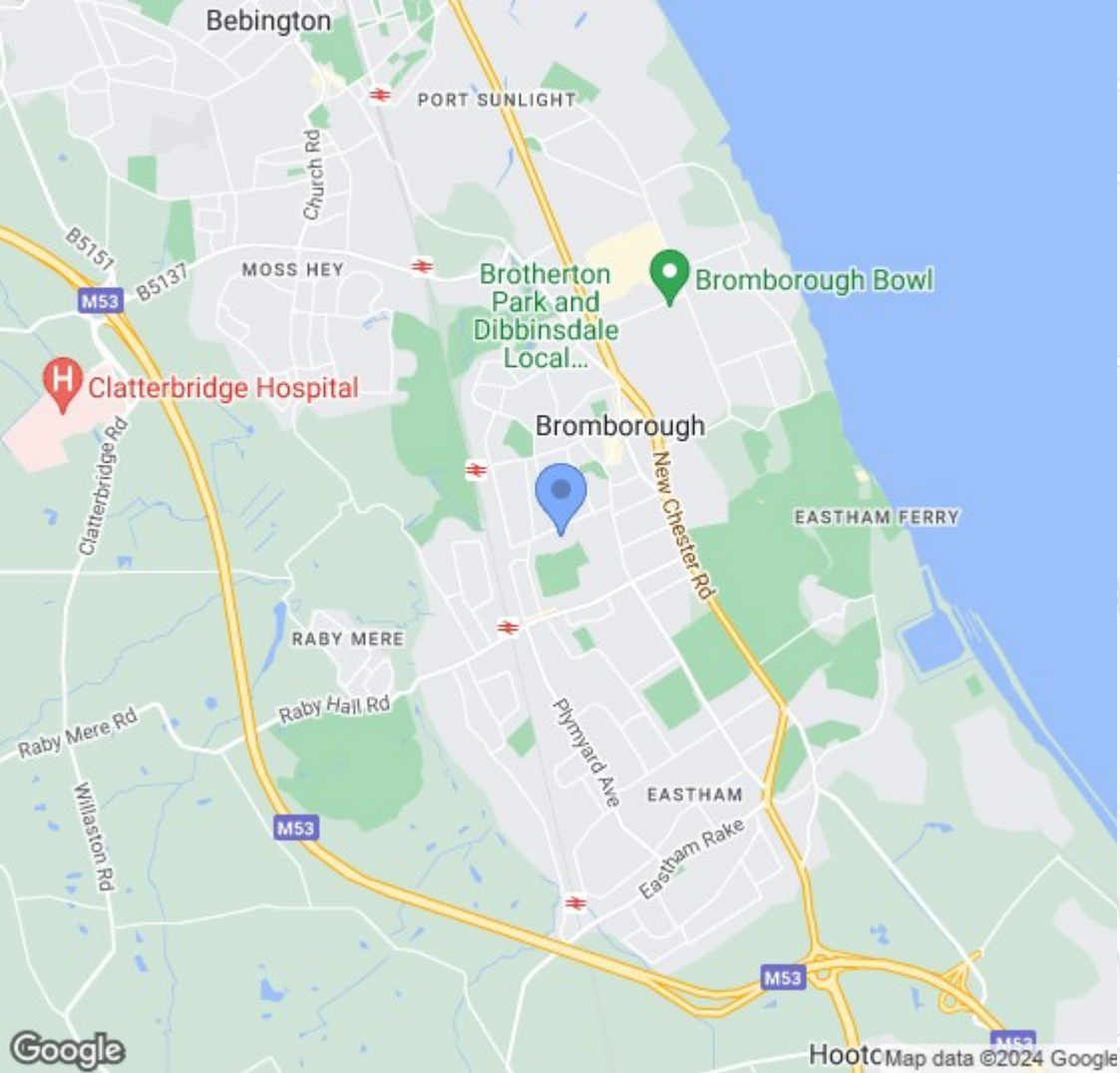


GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

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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