



**Constables**  
SALES & LETTINGS

Eastham Rake

Eastham, Wirral

£135,000



Constables is delighted to offer sale this spacious second floor apartment located in a popular development close to amenities and transport links. The property is well-presented throughout and the accommodation comprises; entrance hallway with storage cupboard and utility cupboard, open plan living area incorporating the kitchen-diner and sitting room and there are two bedrooms and two bathrooms. Outside there is an allocated parking space as well as visitor parking. The property is available with no onward chain and early viewing is essential.







HER  
guests  
BANQUET  
Dine  
ENJOY  
laugh  
FRIENDSHIP

# Constables

SALES & LETTINGS

constables  
estate agents

- Second Floor Apartment
- Well-appointed Kitchen
- Sought After Location
- Tenure: Leasehold

- Two Bedrooms
- Open Plan Living Area
- No Onward Chain

- Two Bathrooms
- Allocated Parking Space
- Council Tax Band: B

### Lease Information

Management Company: 102 Eastham Rake Management Company Limited  
Term: 999 years from 25th January 2007.  
Ground Rent: £245 per Annum  
Service Charge: £90 per month.

### Bedroom Two

9'5" x 8'2" (2.87m x 2.49m)

### Bathroom

### Hallway

### Utility Cupboard

### Sitting Room

11'4" x 11'7" (3.45m x 3.53m)

### Kitchen-Diner

16'2" x 6'1" extending to 9'10"  
(4.93m x 1.85m extending to 3.00m)

### Bedroom One

10' x 16' max (3.05m x 4.88m max)


### En-suite Shower Room





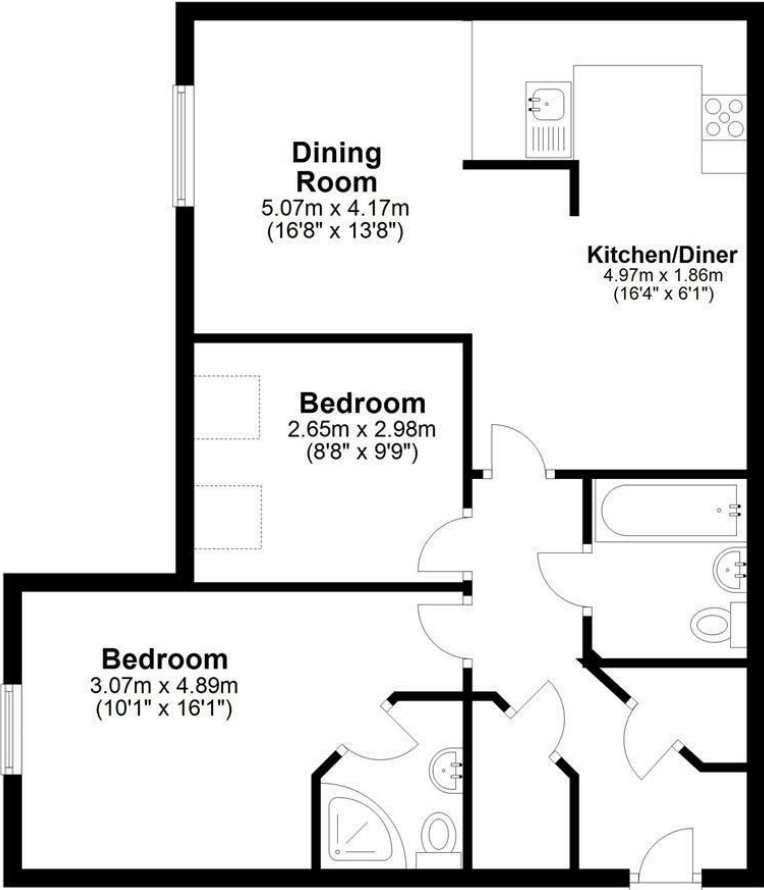


# EPC & Floor Plan

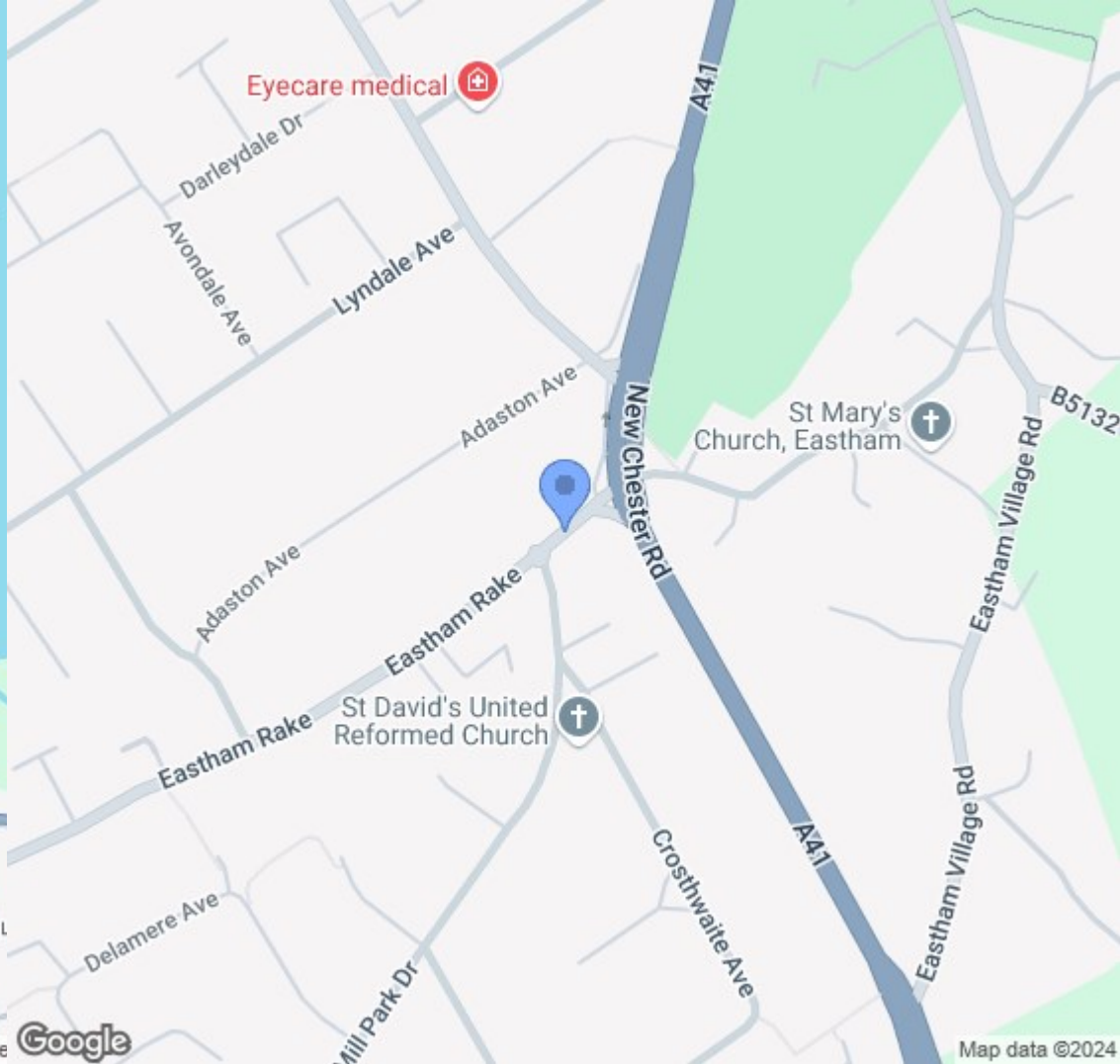
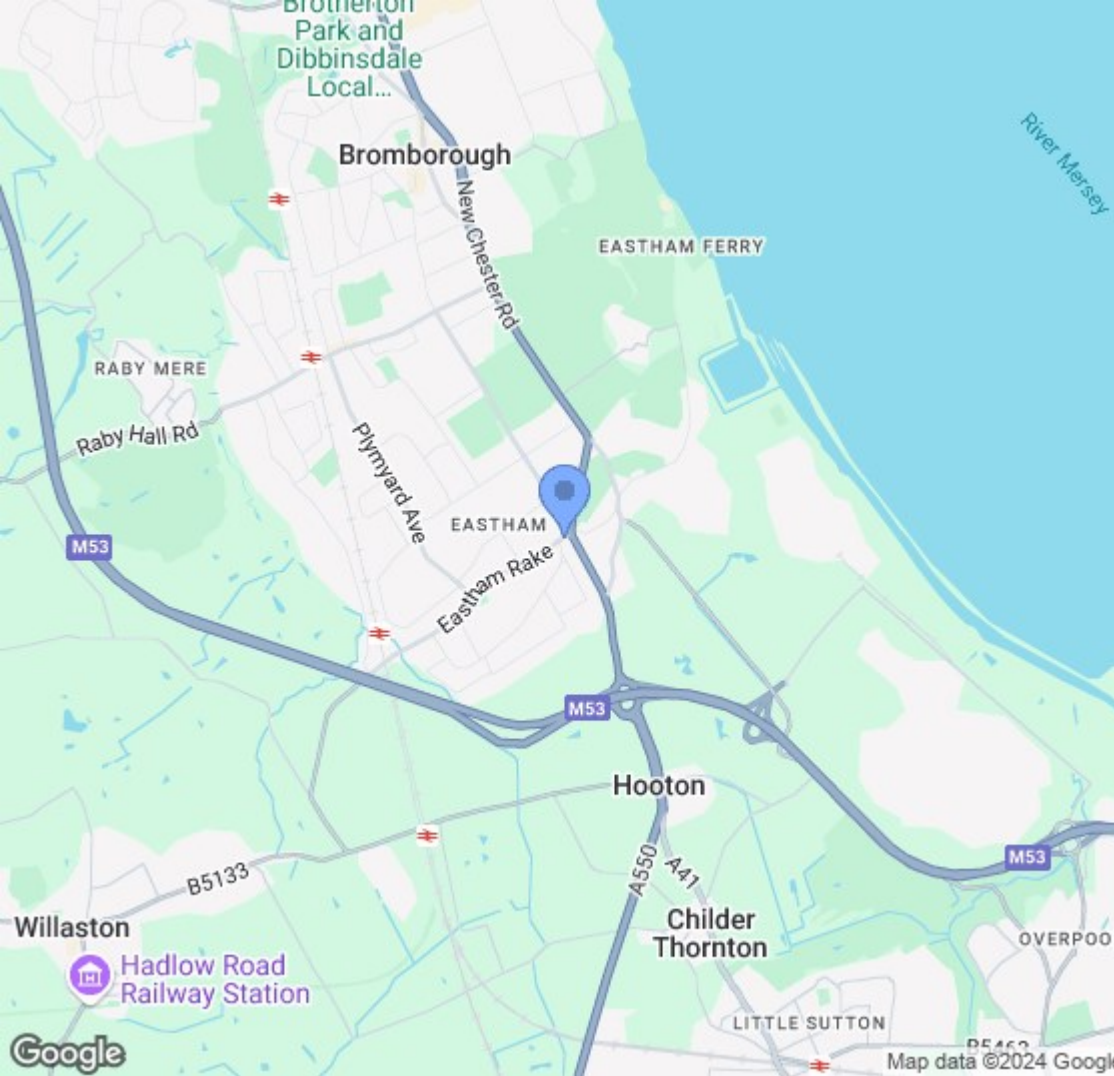
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

## Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.0 sq. feet)  
**Flat 9, 102 Eastham Rake, Eastham, Wirral**



Location Map

# Constables

S A L E S & L E T T I N G S

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South Wirral, Neston, Cheshire

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