

Osborne Court Pool Bank, Port Sunlight Wirral CH62 5AY

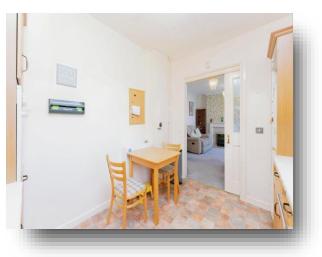


welcome to

Osborne Court Pool Bank, Port Sunlight Wirral

Jones and Chapman are delighted to bring to the market this delightful two bedroom first floor independent living apartment suitable for over 55's in Osborne Court, Port Sunlight with NO ONWARD CHAIN! The property consists of spacious entrance hall, two bedrooms, wet room, lounge and kitchen.













Property Description

Jones and Chapman are delighted to bring to the market this delightful two bedroom first floor independent living apartment suitable for over 55's in Osborne Court, Port Sunlight with No onward chain.

The property consists of spacious entrance hall, two bedrooms one with walk in wardrobes, family wet room, spacious lounge and a fitted kitchen. The complex benefits from communal gardens, communal dining room, and communal lounge, guest room which can be booked when you have family or visitors.

Duty manager on site 24 hours a day. The service charge includes gardening costs, building maintenance, building insurance, redecoration/ re furnishing communal areas, cleaning of all communal areas, window cleaning inside and outside, apartment cleaning 1.5 hours per week, daily checks from management, and fund for future maintenance (cost currently £777.45 per calendar month).

To register your interest and to book a viewing please contact the Jones and Chapman Bebington office. We're waiting to take your call.

Entrance Hall

Spacious hallway, covered radiator, large storage cupboard housing consumer unit and airing cupboard. A lift opens to the outside car park on ground floor, balcony and walkway on first floor.

Lounge

11' 7" x 15' 3" (3.53m x 4.65m) Wooden bay window to the front, secondary glazing,

covered radiator, carpet flooring throughout, electric fire on marble hearth and wooden surround.

Kitchen

Wooden wall, base and drawer units with white complimentary work surfaces, one and a half sink and drainer. Integrated oven, four ring ceramic hob, wooden window to the front with secondary glazing. Covered radiator, lino flooring throughout, sliding doors and Baxi combi boiler.

Bedroom One

12' 6" x 10' 8" (3.81m x 3.25m) Wooden window to the rear with fitted blinds, covered radiator, and door to walk in wardrobes.

Bedroom Two

10' 6" x 10' 8" (3.20m x 3.25m) L Shaped, wooden window to the rear, covered radiator, and carpet flooring throughout.

Bathroom

Walk in shower, low level dual flush WC, pedestal wash hand basin and lino flooring. Tiling, ceiling lights, covered radiator and extractor fan.

Rear Garden

Balcony over-looking the car park and gardens.





welcome to Osborne Court Pool Bank, Port Sunlight Wirral

- Independent living for over 55's first floor two bedroom apartment
- Spacious lounge, kitchen, wet room and walk in wardrobe to master bedroom
- Beautifully maintained communal gardens and social rooms
- Guest bedroom with ensuite which can be hired on request
- 24 hour duty manager on site

Council Tax Band: D Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Boorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

offers in the region of **£160,000**





view this property online jonesandchapman.co.uk/Property/BEB109843



Property Ref:

BEB109843 - 0011

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



0151 644 8666



Be bing ton @jones and chapman.co.uk



4 Church Road, BEBINGTON, WIRRAL, Merseyside, CH63 7PH



jonesandchapman.co.uk

