



**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.



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## 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.



offers in the region of  
**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB109843 - 0011

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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.

  
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