



**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 wardrobe) wet room, spacious lounge and a fitted kitchen. The complex benefits from communal gardens, communal dining room, a communal lounge, and a guest room which can be booked when you have family or friends visiting.

This apartment benefits from an attractive view from the lounge along tree lined Pool Bank towards Circular Drive.

The service charge (currently £821.66 per calendar month) includes a duty manager on site 24 hours a day, gardening costs, building maintenance, building insurance, redecoration/ re-furnishing communal areas, cleaning of communal areas, heating and lighting of communal areas, fund for future maintenance, window cleaning inside and outside, 1.5 hours per week cleaning of the apartment, and daily checks from management that residents are safe and well.

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

Wide hallway, smoke alarm, intercom to speak to duty manager and other staff, cloak cupboard housing consumer unit, loft hatch, airing cupboard with lots of storage and radiator, pull down cord to summon help from staff.

## Lounge

14' 2" x 15' 5" (4.32m x 4.70m )

Wooden sash windows to the front with secondary glazing. Radiator, carpet flooring throughout, TV

aerial and sliding doors leading to kitchen, pull down cord to summon help from staff.

## Kitchen

8' 7" x 10' 7" (2.62m x 3.23m)

Integrated Bosch dishwasher, Zanussi oven, four ring ceramic hob and integrated fridge freezer. Wooden sash window to the front with secondary glazing. Baxi combi central heating boiler, radiator, vinyl flooring throughout and pull-down cord to summon help from staff.

## Bedroom One

13' 6" x 10' 2" (4.11m x 3.10m)

Radiator, wooden double-glazed window to the rear with fitted blinds. Carpet flooring throughout, pull down cord to summon help from staff, large walk-in wardrobe.

## Bedroom Two

8' 9" x 12' 5" (2.67m x 3.78m)

Wooden double-glazed window to the rear, radiator, carpet flooring throughout and pull-down cord to summon help from staff.

## Wetroom

8' 8" x 7' 9" (2.64m x 2.36m)

Wet room with chrome shower, radiator and low level dual flush WC. Pedestal wash hand basin, light with shaver point and vanity unit. Part tiled walls. Pull down cord to summon help from staff.



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# welcome to Osborne Court Pool Bank, Port Sunlight Wirral

- Independent living for over 55's first floor two-bedroom apartment, accessible by lift and staircase.
- Spacious lounge, kitchen, wet room, master bedroom with walk in wardrobe & second double bedroom.
- Beautifully maintained communal gardens, gated parking area and social rooms
- Guest bedroom with ensuite which can be hired on request.
- 24 Hour duty manager on site

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com

## £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB106371 - 0008

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

 jones & chapman



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