



Arrowe Court, Wirral CH49 5NF

welcome to

Arrowe Court, Wirral

ATTENTION FIRST TIME BUYERS Jones and Chapman are proud to present this one bedroom flat ideally situated within walking distance to Arrowe Park Hospital, close to excellent transport links.



Property Description

Approached via a secure telephone entry system, in brief the property comprises, entrance hall with ample storage cupboards, kitchen, one double bedroom, bathroom and spacious lounge with door leading out to the balcony where you can sit and admire the beautifully kept communal gardens, externally there is a garage. This property is offered with no ongoing chain, to arrange a viewing call a member of our team today.

Hall

12' 1" x 4' 4" (3.68m x 1.32m)

Entrance hall with laminate flooring, door leading to communal staircase.

Lounge

14' 9" x 12' 4" (4.50m x 3.76m)

Window overlooking the rear aspect., door leading out onto the balcony area, laminate flooring throughout.

Kitchen

7' 9" x 12' 4" (2.36m x 3.76m)

Window overlooking the front and side aspect, wall and base units and sink & vinyl flooring.

Bedroom

14' 2" x 11' 7" (4.32m x 3.53m)

Window overlooking the rear aspect and laminate flooring.

Bathroom

7' 9" x 7' (2.36m x 2.13m)

Window overlooking the front aspect, three piece bathroom consisting of bath, sink and low level W.C, tiled flooring.

Externally

Communal gardens along with garage.



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Arrowe Court, Wirral

- One Bedroom Flat
- Beautiful Communal Gardens
- Balcony
- Garage
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1380.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 2021. 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 part must rely upon its own inspection(s). Powered by www.focalagent.com

£82,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE105836 - 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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