









# welcome to

# **Upton Court Braeside Gardens, Wirral**

Jones and Chapman are delighted to offer for sale this two bedroom well appointed top floor apartment within Braeside Gardens! This beautifully presented upper floor apartment offers great living space in a highly maintained development.













#### **Entrance Hall**

Central heating radiator, two storage cupboards.

### **Dining/Lounge Area**

27' 8" x 11' 10" ( 8.43m x 3.61m )

Double glazed window and door to the front opening to the balcony, double glazed window to the rear in dining area.

#### Kitchen

11' 10" x 9' 6" ( 3.61m x 2.90m )

Fitted wiih a range of wall, drawer and base units with complementary work surfaces, sink unit and drainer, five ring gas hob and electric oven, double glazed window to theback, central heating boiler, space and plumbing for washing machine,

#### **Bedroom 1**

14' 10" x 8' 9" ( 4.52m x 2.67m )

Double glazed window to the front, central heating radiator, built in wardrobes and overbed storage.

#### **Bedroom 2**

12' 2" x 9' 1" ( 3.71m x 2.77m )

Double glazed window to the front aspect, radiator and built in wardrobes.

### **Shower Room**

Comprising shower cubicle, wash hand basin, wc and towel radiator. Double glazed window to the rear aspect.





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# **Upton Court Braeside Gardens, Wirral**

- Top Floor 2 Bedroom Apartment
- Beautiful Communal Gardens
- Residents Parking
- Transport Links & Close to Amenities
- Garage

### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Apr 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

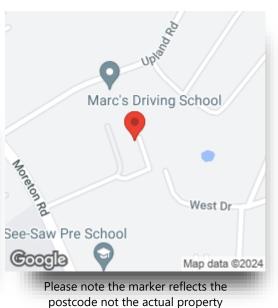
offers over

£140,000









view this property online jonesandchapman.co.uk/Property/GRE105432



Property Ref: GRE105432 - 0006 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.





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