



Balls Road, Prenton, CH43 5RF

welcome to

Balls Road, Prenton

- To be sold with a tenant in situ
- Top Floor Flat
- Two Bedrooms
- Communal Parking
- Sought after Location

Tenure: Leasehold EPC Rating: E

£77,500

Property Description

Situated within close proximity to Oxton Village this two bedroom property would make a fantastic investment.

To be sold with a tenant in situ paying £450 PCM.

Lounge

Not Measured

Window to the side aspect, connection points for telephone and television,

Kitchen

Not Measured

Fitted kitchen with sink/drainer, complementary work surfaces and tiling. Windows to the front and side aspect.

Bedroom One

Not Measured

Window to the rear aspect

Bedroom Two

Not Measured

Window to the front aspect

Bathroom

Comprising bath with mixer taps and overhead shower, and WC. Window to the side aspect.



view this property online jonesandchapman.co.uk/Property/PTN113381

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

PTN113381 - 0010

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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