



South Court, Wexford Road, Prenton, CH43 9TD

jones & chapman

welcome to

South Court Wexford Road, Prenton

Jones and Chapman are delighted to bring to market this beautifully presented and spacious one bedroom upper floor flat on the outskirts of Oxton, offering everything you could ask for. The flat is one of ten in this large detached Victorian building in its own grounds. A perfect setting.



Property Description

Jones and Chapman are delighted to bring to market this beautifully presented and spacious one bedroom top floor flat on the outskirts of Oxton, in the Wirral, offering everything you could ask for. The flat is one of ten in this large detached Victorian building in its own grounds. You will have easy access to well-maintained communal gardens, which is the perfect setting for tranquillity, along with an allocated parking space.

There is a welcoming entrance hall to the main building, which has its original features

Making full use of the views in a spacious lounge from the double-glazed sash windows, which helps capture the sun streaming in on those radiant days. The lounge is part of the open living space, which is large enough to combine a dining area, perfect for entertaining family and friends. There is a good sized newly fitted modern kitchen, couple this with a good sized bathroom and more than adequate double bedroom you will be sure to struggle to find anything missing, even storage is not an issue. There is also access to the loft space. Call our Prenton office today to arrange a viewing.

Lounge

15' 9" x 16' 8" (4.80m x 5.08m)

Two double-glazed front facing sash windows, with a view of the communal gardens along with the Welsh mountains in the distance. Two radiators, and TV point.

Kitchen

Single side facing double-glazed window. Wall and base units with plumbing for washing machine. Gas hob, electric oven, extractor fan and integrated Fridge and Freezer.

Bedroom

17' 5" x 9' 9" (5.31m x 2.97m)

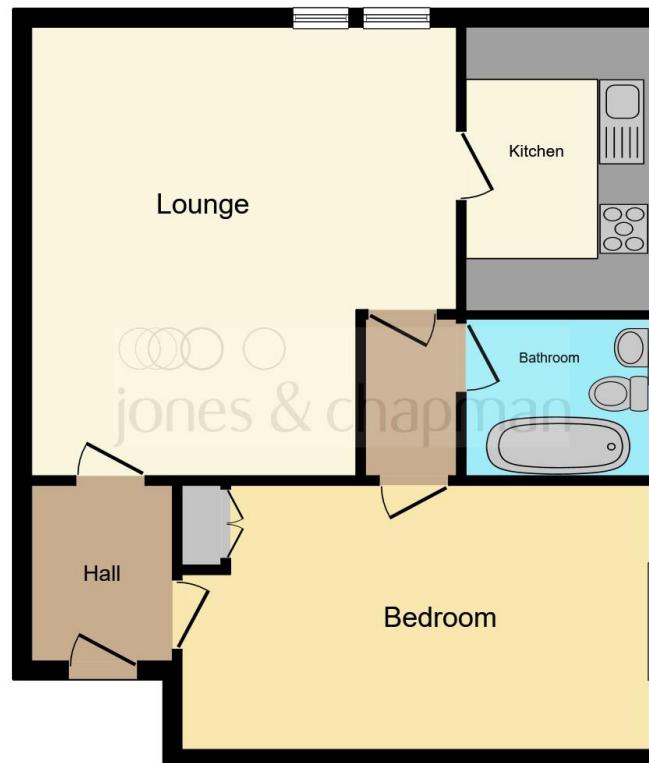
Side facing double-glazed window. Radiator, built in wardrobe and access to loft.

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m)

Side facing double-glazed window. Bath with overhead electric shower. Hand basin, W.C., and heated towel rail.

Communal Gardens & Parking



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.focalagent.com



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welcome to

South Court Wexford Road, Prenton

- One Bedroom Upper Floor Flat
- Modern Kitchen
- Lounge / Diner
- Bathroom
- Council Tax Band; A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PTN115224 - 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.

 jones & chapman



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