



**South Court, Wexford Road, Prenton, CH43 9TD**



**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 )

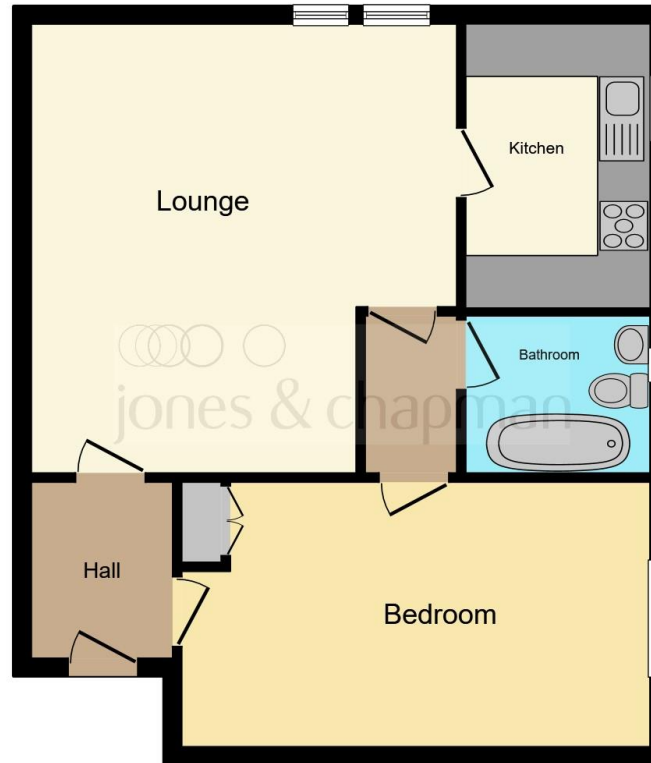
Side facing double-glazed window. Radiator, built in wardrobe and access to loft.

## 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](http://www.focalagent.com)



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## 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



Please note the marker reflects the postcode not the actual property

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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