



**Mayfair Court, Woodchurch Road, Prenton, CH43 5XP**

welcome to

## Mayfair Court, Woodchurch Road Prenton

- 2 Bed Ground Floor Flat
- Lounge/ Kitchen
- Bathroom
- Communal Garden
- Council Tax Band: B

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £75,000

**view this property online** [jonesandchapman.co.uk/Property/PTN115344](http://jonesandchapman.co.uk/Property/PTN115344)



Property Ref:

PTN115344 - 0003

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.

### Public Notice

21 Mayfair Court, Woodchurch Road, Prenton, CH43 5XP. We are acting in the sale of the above property and have received an offer of £75,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

### Property Description

A peaceful retreat this purpose built flat is the epitome of convenience. As you walk into this ground floor flat you have the generous bathroom straight ahead, two built-in storage cupboards to your right and beyond those the master bedroom, which has a rear window looking out onto a green lawn.

To the left of the entrance hall, we have our second bedroom and the kitchen diner. This room will be a wonderful living area with a well-proportioned kitchen set back from the lounge area, The lounge has another rear window, this one floor to ceiling providing a beautiful bright aspect.

If you are looking for something manageable, to downsize or invest arrange a viewing with us today!

### Entrance Hall

Front entrance door and intercom communication to communal entrance. electric radiator and two ceiling lights. Two built-in storage cupboards, one housing the boiler and electric meter.

### Lounge

12' 9" max x 11' 3" ( 3.89m max x 3.43m ) Double glazed floor to ceiling window to the rear and electric radiator. Two ceiling lights, television connection point and carpet.

### Kitchen

9' 5" max x 7' 6" ( 2.87m max x 2.29m ) Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer taps and complementary work surfaces. Electric oven and hob with cooker-hood above. Tiling.

### Bedroom One

14' 9" x 9' 11" ( 4.50m x 3.02m ) Double glazed rear window, electric radiator, ceiling light and carpet.

### Bedroom Two

12' 9" x 6' 9" ( 3.89m x 2.06m ) Double glazed window to the side, electric radiator, ceiling light and carpet.

### Bathroom

Three-piece bathroom suite comprising bath with shower over, screen and handrails. Wash hand basin and WC. Extractor fan, tiling and spotlights.



  
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