



Charlesville, Oxton, Prenton, CH43 1TP

welcome to

Charlesville, Oxton, Prenton

Ideal First Time Buyer Opportunity! Featuring generous lounge, allocated parking and no onward chain, you won't want to miss this one. Call us today to book your viewing.



Property Description

Jones and Chapman are delighted to bring to market this One Bed Ground Floor Flat located in the ever-popular residential area of Oxton. Located a short distance from the village, you'll find a variety of highly regarded food and drink hotspots, as well as local amenities and excellent transport links.

This stunning building has been re-purposed to house several flats that are highly sought after. Our ground floor one in particular, is sure to catch your eye. Entering the flat, you'll find hallway that gives access to all respective ground floor rooms, as well as the loft space above which has plenty of potential for the right buyer. This property has a generous double bedroom with ample storage provided by fitted wardrobes. The spacious lounge oozes natural light through the double-glazed bay window, featuring a gas fireplace and is perfect for entertaining. The lounge provides access to the fully fitted kitchen, beaming natural light.

This property is being sold with No Onward Chain and is ready for occupation - quite literally drop your bags and move in. Call us today to book your viewing and avoid disappointment!

Entrance Hall

With storage cupboard and intercom connection to main entrance.

Lounge

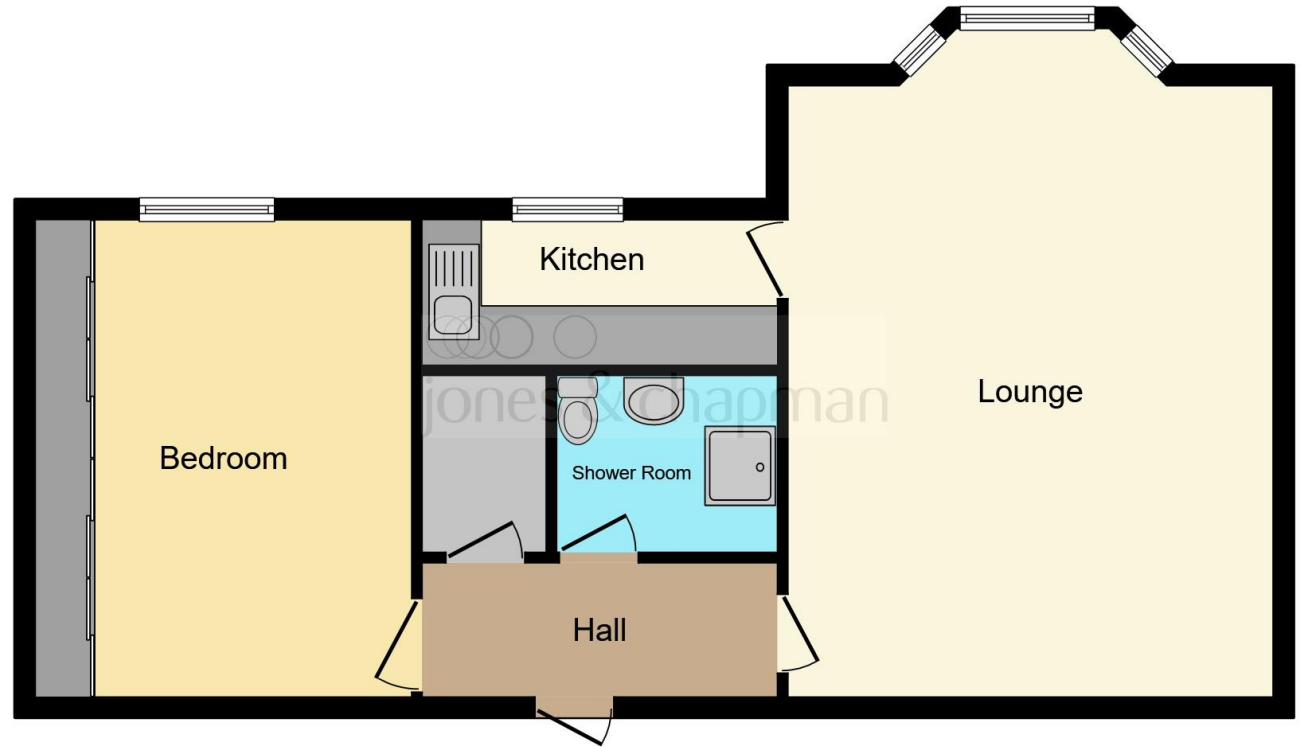
22' 1" x 16' 7" (6.73m x 5.05m)

Double-glazed bay window and radiator. Gas fireplace with mantelpiece. Ceiling rose.

Kitchen

11' 7" x 4' 8" (3.53m x 1.42m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob, integrated fridge freezer and plumbing for a washing machine. Central heating boiler and double-glazed window.



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

Bedroom

15' 8" x 12' 4" (4.78m x 3.76m)

Double glazed window and radiator. Fitted wardrobes and laminate flooring.

Wet Room

Wet room comprising shower area, wash hand basin set within vanity unit and WC. Radiator.

Loft Space

Loft accessed via loft ladder.



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- Ground Floor One Bedroom Flat
- Sought After Residential Location
- Off Street Parking
- Added Loft Space
- Council Tax Band: A

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115351 - 0002

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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