



Somerset House, New Chester Road, Birkenhead, CH42 1QB

welcome to

Somerset House New Chester Road, Birkenhead

Ideal First Time Buyer Opportunity. Two Double Bedrooms and stunning views of Liverpool, you won't want to miss this. Call us today to book your viewing.



Agents Note

The registered title confirms the address as being 16 Newton Court 1 Knowsley Road CH42 1QG however we have confirmed that the postal address to this property has since changed and the property is now identified as 16 Somerset House on New Chester Road, CH42 1QB

Property Description

Situated in the highly sought after area, perfect for investors or first-time buyers is this beautiful apartment ready for you to pack your bags and move straight in.

Upon entering the entrance hall, you have a large open plan living room which doubles up as a dining area and has a fabulous, fitted kitchen with a peninsula. There are two good sized bedrooms and a bathroom.

The whole flat is bright and airy and has space in abundance! It comes with allocated parking, and is a perfect home for you to settle in.

Book your viewing today with our Prenton Branch on 0151 608 2287

Entrance Hall

With radiator and storage cupboard.

Lounge/ Kitchen

24' 1" x 10' 4" (7.34m x 3.15m)

Double glazed windows to the side and rear.

Lounge Area

Radiator, Juliette balcony and television connection point.

Kitchen Area

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, gas hob and plumbing for a washing machine. Central heating boiler.

Bedroom One

15' 7" x 9' 2" (4.75m x 2.79m)

Double glazed window to the front, radiator and access to the loft.

Bedroom Two

9' x 13' 4" (2.74m x 4.06m)

Double glazed window to the front, radiator and television connection point.

Bathroom

Bathroom comprising bath with shower, wash hand basin and WC. Radiator and extractor fan.

Entrance Hall

With radiator and storage cupboard.



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

Somerset House New Chester Road, Birkenhead

- Two Bed Top Floor Flat
- Perfectly Situated
- Communal Parking and Gardens
- No Onward Chain
- Well Presented

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN115160 - 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.

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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