



**Oriel Court, Prenton Lane, Birkenhead, CH42 8LB**

**welcome to**

**Oriel Court Prenton Lane, Birkenhead**

Whether you are a first-time buyer or looking to downsize, this property could be for you! With two bedrooms and two bathrooms this first floor apartment is situated in a very attractive development, which is itself located in a highly desirable location right in the heart of Prenton.



## Property Description

Beautifully maintained with its cream walls and herringbone floors, this is the perfect property for those who want a clean start.

Situated on the first floor this apartment is dominated by a generous kitchen diner creating the ideal living space for those who like to host, to chat while they cook or to keep an eye on whomsoever might be occupying the lounge! As you will see upon viewing the property the way the room is laid out lends itself to a sense of separate compartments whilst still preserving the open plan: straight ahead from the kitchen area there is space for a dining table just in front of one of the room's two windows while the rear of the room, lit by the second big window, can be used as the lounge.

The kitchen itself is conveniently sized and stylish with its subway tiles and herringbone floor, as are both the family bathroom and the ensuite. The latter has a modern shower while in the main bathroom there is bath for those who prefer to have a long soak.

Both bedrooms are well lit, well laid out and easy to furnish with no awkward corners or wasted space, and there is extra storage space out in the hallway in the form of a built-in cupboard. Whatever your needs or hobbies that second bedroom will come in useful, as will the communal parking and gardens!

This apartment is unbeatable as an easy-to-maintain, charming home ready for your own personal touch. Book a viewing today and discover for yourself the delightful area!

## Kitchen/Living Room

30' 1" x 16' 2" ( 9.17m x 4.93m )

Double glazed window, radiator, living space open plan with kitchen. Wall and base units, sink and drainer, plumbing for washing machine, gas hob and electric cooker.

## Bedroom One

15' 2" x 9' 6" ( 4.62m x 2.90m )

Double glazed window, radiator, carpet. Access to three-piece ensuite shower room.

## Ensuite

Three-piece shower room with w/c, radiator and wash hand basin.

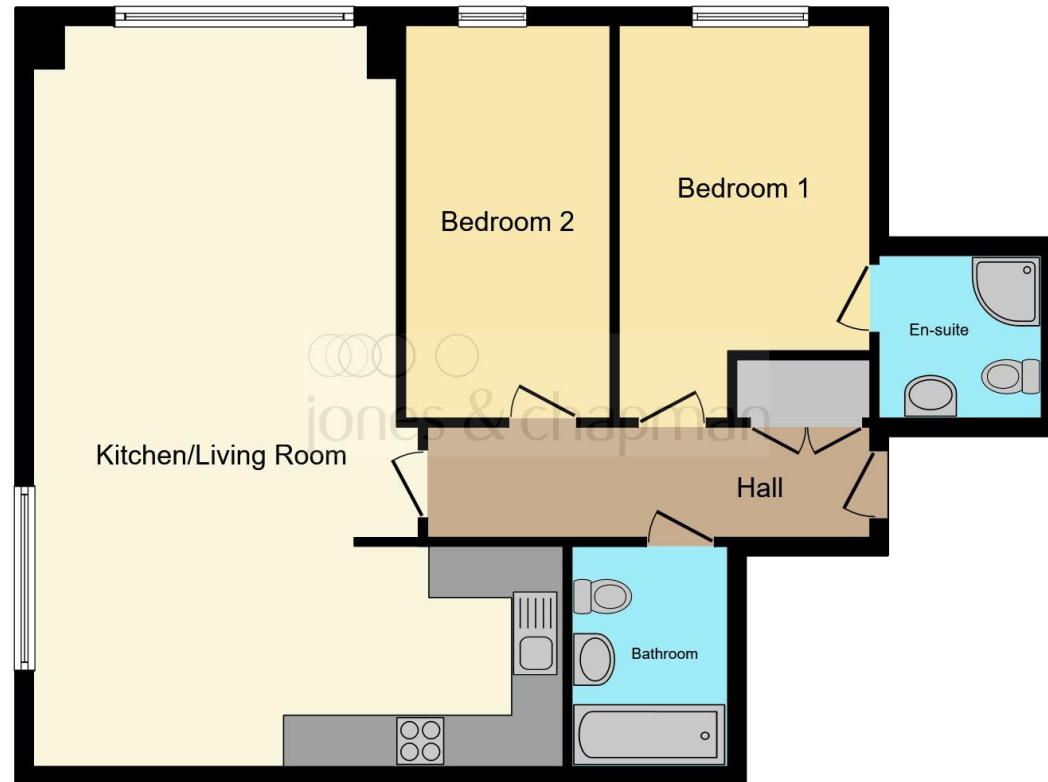
## Bedroom Two

15' 2" x 7' 8" ( 4.62m x 2.34m )

Double glazed window, radiator and carpet.

## Bathroom

Three-piece suite bathroom including bath, w/c and wash hand basin.



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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## Oriel Court Prenton Lane, Birkenhead

- First Floor Apartment
- Council Tax Band - B
- Bathroom and Ensuite
- Huge Kitchen/Diner
- Beautifully Maintained

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £138,000



Please note the marker reflects the postcode not the actual property

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