



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



**welcome to**

**South Court Wexford Road, Prenton**

This immaculate one-bedroom flat, featuring a spacious reception room and a bright, modern kitchen, is an ideal opportunity for first-time buyers or investors, located in a sought-after area with excellent amenities and transport links.



## Property Description

This immaculate flat is now available for sale, representing a fantastic opportunity for first-time buyers or astute investors. The property features one well-proportioned bedroom, a spacious reception room, and a bathroom with a modern, streamlined design. The kitchen is a notable highlight, boasting an abundance of natural light that brings a warm and inviting atmosphere to the space.

The property is situated in a sought-after location, with a variety of amenities right on the doorstep. This includes excellent public transport links, offering ease of access to the wider area, and a selection of local schools, making it an ideal choice for small families. The location also offers something for nature enthusiasts, with an array of walking and cycling routes nearby to be explored.

The flat has an EPC rating of D and falls within Council Tax Band B. The condition of the property is immaculate, reflecting the high standard of care the current owners have invested into their home.

With its desirable location and exceptional condition, this property is a great investment opportunity. Its features cater to a wide range of lifestyles, from those looking to take their first steps on the property ladder to investors seeking a rewarding addition to their portfolio.

Please don't hesitate to get in touch to arrange a viewing or to request further details about this stellar property. Be quick, as properties in this sought-after location don't stay on the market for long!

## Lounge

16' 4" x 12' 2" ( 4.98m x 3.71m )

Three double-glazed windows, radiator, and carpet. Arch through to kitchen.

## Kitchen

8' 2" x 5' 5" ( 2.49m x 1.65m )

From the lounge.

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and hob and washing machine. Feature fireplace. Double glazed window.

## Utility Room

Storage area off kitchen.

## Bedroom

17' 6" x 9' 8" ( 5.33m x 2.95m )

Double glazed window, radiator, and carpet.

## Bathroom

Three-piece bathroom suite with wash hand basin and WC. Radiator 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](http://www.focalagent.com)



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## **South Court Wexford Road, Prenton**

- Ideal for First Time Buyers and Investors
- Council Tax Band - B
- Well-Proportioned Bedrooms
- Spacious Reception Room
- Modern Bathroom Design

Tenure: Leasehold EPC Rating: D

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.

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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