



**Maxwell Court, Merlin Road, Birkenhead, CH42 9QL**



**welcome to**

**Maxwell Court, Merlin Road, Birkenhead**

Jones & Chapman are now in receipt of an offer for the sum of £80,000 for 10 Maxwell Court, Merlin Road, Birkenhead, CH42 9QL. Anyone wishing to place an offer on this property should contact Jones & Chapman, 349 Woodchurch Road, Prenton, CH42 8PE, Tel: 0151 608 2287 before exchange of contracts.



### Agents Note

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

### Property Description

In a prime location this modern, purpose-built flat has a distinctively attractive facade and a bright interior that is a perfect combination of clean lines and a few secret corners that add a characteristic charm to an otherwise supremely functional flat. With two bedrooms this would be ideal for a couple or single occupant who need space for a home office or spare bedroom, or an investor looking for somewhere low maintenance. The property has electronic gates to access the parking area as well as fob protected gates to access the grounds of the apartment blocks giving an extra sense of security at the property, added to which the surrounding development gives a pleasant neighbourhood feeling. If you are looking for your first home, your next investment or somewhere to use as a base this property could be perfect for you and is being sold with no onward chain, so book a viewing today!

### Entrance Hall

With intercom connection to main entrance, radiator, and built-in cupboard.

### Lounge

17' 4" max x 12' 2" ( 5.28m max x 3.71m )

Double-glazed window to the side and double-glazed window to the rear. Radiator and double doors leading through to kitchen.

### Alcove (off Lounge)

6' 10" x 6' 1" ( 2.08m x 1.85m )

Double-glazed window to rear and double-glazed window to side. Radiator and carpet.

### Kitchen

12' 8" x 5' ( 3.86m x 1.52m )

Fitted kitchen comprising wall and base cupboards, sink and draining unit with mixer taps, and complementary work surfaces with subway style splash backs. Electric oven and gas hob with cooker-hood above. Radiator and double-glazed window to the rear.

### Bedroom One

11' 9" x 8' 4" ( 3.58m x 2.54m )

Double-glazed window to the side and radiator. Built-in wardrobes and carpet.

### Bedroom Two

11' 3" x 8' 4" ( 3.43m x 2.54m )

Double-glazed window to the side, radiator, and carpet.

### Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising, bath with mixer taps and shower over, pedestal wash hand basin with mixer taps, and WC. Radiator.

### Outside

With allocated parking space and access to communal gardens.



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## **Maxwell Court Merlin Road, Birkenhead**

- Attractive Purpose Built Second Floor Flat
- Two Bedrooms
- Allocated Parking Protected by Electric Gates
- NO ONWARD CHAIN
- Prime Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1134.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115854 - 0006

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**



**0151 608 2287**



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