



**Garrick Road, Prenton, CH43 3DE**



**welcome to**

**Garrick Road, Prenton**

'Never judge a book by its cover' Rarely available and arguably occupying a great position on Garrick Road, this impressive apartment is set back from the road and is immaculately presented! An apartment of impressive proportion and a must view!!



## Property Description

Investors Delight!

Situated in the highly sought after location of Garrick Road is this beautiful Upper floor flat. Already tenanted and ready for investment opportunity.

Upon entering the entrance hall, you will notice that this apartment is not shy when it comes to storage. There is a large living room, a kitchen, bathroom, and two good sized bedrooms. The whole flat is bright and airy, and has space in abundance!

Book your viewing today with our Prenton Branch.

### Entrance Hall

Single-glazed door and double-glazed window to the front. Radiator and cupboard.

### Lounge

12' 6" x 16' 1" ( 3.81m x 4.90m )

Double-glazed window to the side and double-glazed door to balcony. Radiator and television connection point.

### Kitchen

6' 3" x 10' 6" ( 1.91m x 3.20m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and gas hob with cooker-hood above. Plumbing for a washing machine. Double-glazed window to the side.

### Bedroom One

9' 5" x 15' 5" ( 2.87m x 4.70m )

Double-glazed window to the side, radiator, and built-in wardrobes.

### Bedroom Two

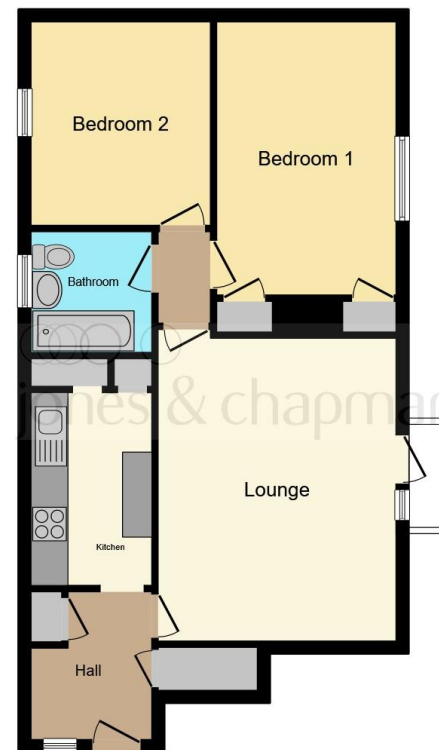
10' 8" x 9' 5" ( 3.25m x 2.87m )

Double-glazed window to the side.

### Bathroom

6' 4" x 6' 4" ( 1.93m x 1.93m )

Three-piece bathroom suite comprising bath with shower over, wash hand basin, and WC. Double-glazed window to the side.



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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## **Garrick Road, Prenton**

- Council Tax Band A
- Two Bedroom Upper Floor Flat
- Lounge
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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