



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

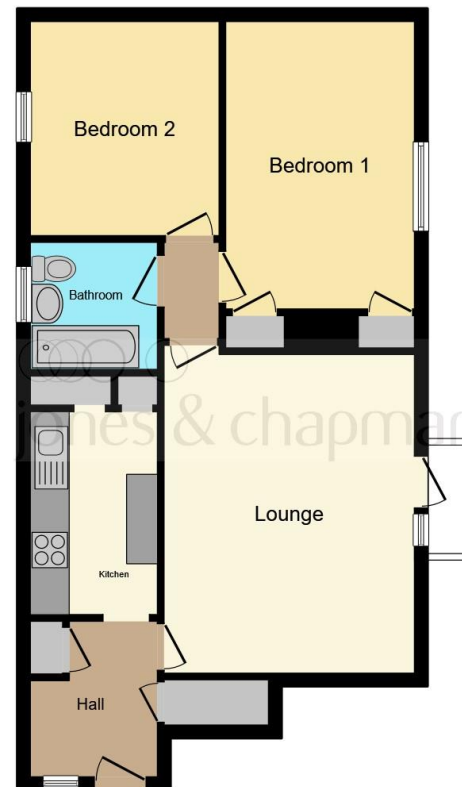
10' 8" x 9' 5" (3.25m x 2.87m)

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



view this property online jonesandchapman.co.uk/Property/PTN115624



welcome to

Garrick Road, Prenton

- Two Bedroom Upper Floor Flat
- Lounge
- Kitchen
- Bathroom
- Investment Opportunity

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 466.16

Ground Rent: 10.00

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.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115624



Property Ref:
PTN115624 - 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.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk