



Christleton Close, Prenton, CH43 0XF

welcome to

Christleton Close, Prenton

- Sold as Seen
- No Onward Chain
- Two Bedroom First Floor Flat
- Open Plan Kitchen/Lounge
- Family Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000

view this property online jonesandchapman.co.uk/Property/PTN116099



Property Ref:

PTN116099 - 0005

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.

Entrance Hall

Door to the front, radiator and closet housing the electric panel.

Lounge/ Kitchen

12' 2" x 22' (3.71m x 6.71m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Washing machine and fridge freezer. Boiler. Two radiators and double-glazed windows to the front and side.

Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

Double-glazed patio doors to the front with Juliette balcony, and radiator.

Bedroom Two

15' 5" x 9' (4.70m x 2.74m)

Double-glazed patio doors to the front with Juliette balcony, and radiator.

Bathroom

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

Property Description

PUBLIC NOTICE: Flat 8, 56 Christleton Close, Prenton, CH43 0XF. We are acting in the sale of the above property and have received an offer of £85,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: B

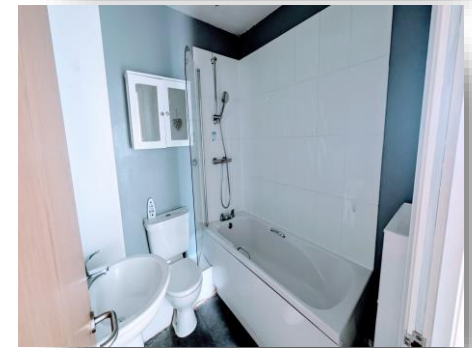
Welcome to your new home! This neatly presented two-bedroom, first-floor flat offers modern, stylish living in a highly desirable and quiet location of Prenton. Perfect for first-time buyers, young professionals, or savvy investors, this property boasts an unbeatable combination of comfort, convenience, and connectivity.

Step inside and discover the heart of this charming flat: a bright and spacious open-plan kitchen/lounge area. Designed for contemporary living, this versatile space is perfect for entertaining guests or simply relaxing after a long day. The kitchen is well-appointed with ample storage and workspace, seamlessly flowing into the comfortable lounge area. Large windows flood the room with natural light.

The property comprises two well-proportioned bedrooms, offering peaceful retreats at the end of the day. Situated in a sought-after residential area.

Explore nearby shops, cafes, restaurants, and parks, all within easy reach. For commuters, the location is truly exceptional, offering excellent transport links. Access to major road networks, including the M53, is straightforward, and there are superb public transport options, with frequent bus services connecting you to Liverpool city centre and beyond with ease.

Families will also appreciate the property's location within a good catchment area for highly regarded local schools, adding to its appeal.



 **jones & chapman**



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