



**West Knowe, Bidston Road, Prenton, CH43 2NU**

**welcome to**

**West Knowe, Bidston Road Prenton**

Are you looking to downsize? Then look no further than this One Bed First Floor Flat in the West Knowe Retirement Development. This property is for over 60's set within a purpose-built Anchor Housing Retirement Property. Call us today to book your viewing and avoid disappointment.



## Property Description

Jones and Chapman are delighted to bring to market this spacious second floor retirement flat located in the popular Wirral town of Prenton. Situated in the West Knowe development in Bidston, you'll be well connected with excellent transport links to take you across the Wirral and over the water to the city of Liverpool.

The flat consists of a spacious lounge leading to a fitted kitchen with dining area and access to the balcony overlooking the communal gardens. The flat includes a generous double bedroom and bathroom with three-piece bathroom suite. The block itself is blessed with a communal car park, shared lounge, laundry room and lift access.

West Knowe is managed by well-known housing company, Anchor, who offer a 24-hour alarm call service in private and shared areas, with a visiting manager to offer help, advice and co-ordinate any services provided. All shared facilities, available for use and enjoyment of all residents, are managed and maintained by Anchor.

Being sold with No Onward Chain, this flat is perfect for buyers looking for somewhere to downsize to. A must view to appreciate what's on offer, call us today to book a viewing.

## Communal Entrance

### Entrance Hall

With storage and airing cupboards. Intercom and support line.

### Kitchen

11' 4" x 6' 7" ( 3.45m x 2.01m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Space for appliances. Radiator and double-glazed window. Access to balcony.

### Bedroom

12' 9" x 9' ( 3.89m x 2.74m )

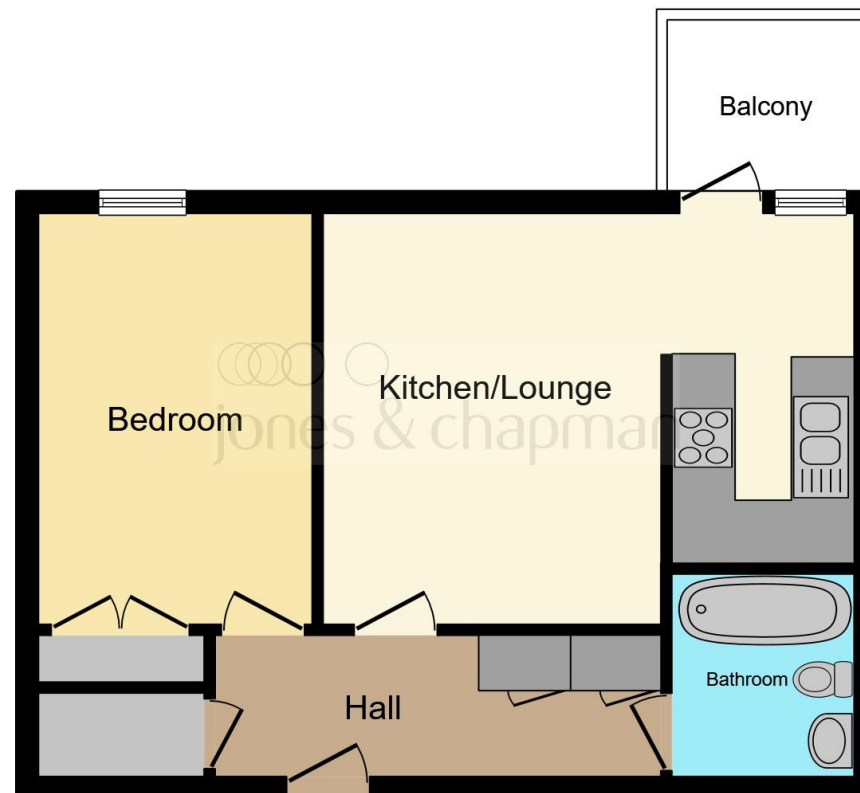
Double glazed window, radiator and storage cupboard.

### Bathroom

Three-piece bathroom suite comprising bath, wash hand basin and WC. Radiator.

### Communal Facilities

With access to resident's communal lounge, lifts, laundry, parking and gardens.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## West Knowe, Bidston Road Prenton

- Council Tax Band: A
- Retirement Property
- Second Floor Flat
- Double Bedroom
- Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£55,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN114775 - 0010

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



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