

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



2 1 2 EPC 130 Council Tax B

Orchard Place, Spital

£995



Stunning two bedroom apartment ideally situated within an exclusive development adjacent to Spital station, convenient for local shops in the precinct, Bebington and Bromborough Village centres and the Retail Park. You also have access to a communal seating area and Brotherton Park is only a short walk down the road.

#### First Impressions

A bright and spacious first floor apartment forming part of a small well planned development within enclosed private gardens with parking area with allocated space.

#### Approach

The apartments are approached through a delightful entrance hall with a bright turned staircase and spacious landing;

#### Hallway

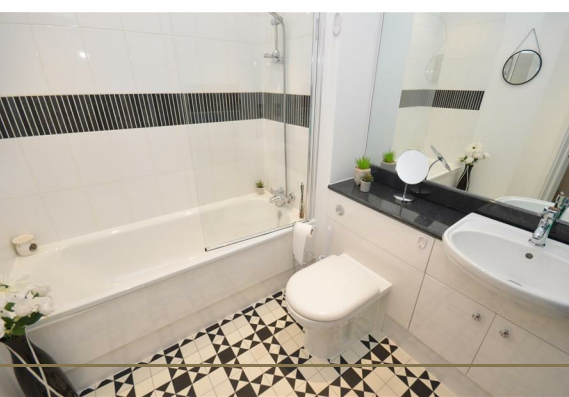
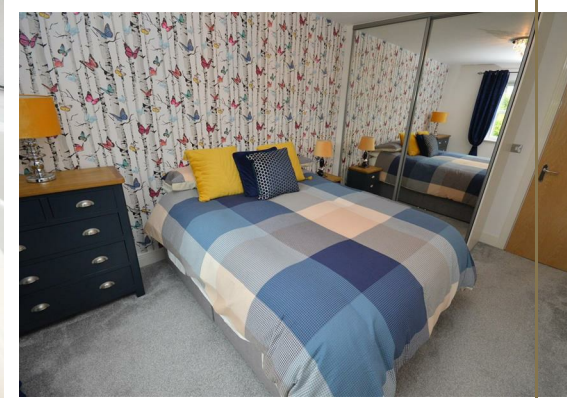
The central hall is spacious and incorporates a fitted cloaks and an airing cupboard.

#### Lounge

At the far end, the lounge; a superb living room with double glazed French doors and Juliet balcony overlooking the gardens, a dual aspect to the side from the dining area and a square opening to;

#### Kitchen

A large contemporary fitted kitchen with plentiful storage and work space, shaker style units with contrasting worktops and a range of appliances including oven and hob with canopy extractor over, dishwasher, washing machine, fridge and freezer. Modern flooring and concealed lighting.







### Bedrooms

Moving back through the hall the main bedroom suite is on the right and this incorporates an en-suite with corner shower, vanity unit, toilet and a dressing area with built in wardrobes, all in all well presented and fitted throughout. The second bedroom is on the left, another good sized double.

### Bathroom

The main bathroom is well fitted in white, bath with shower and screen over, vanity unit and toilet.

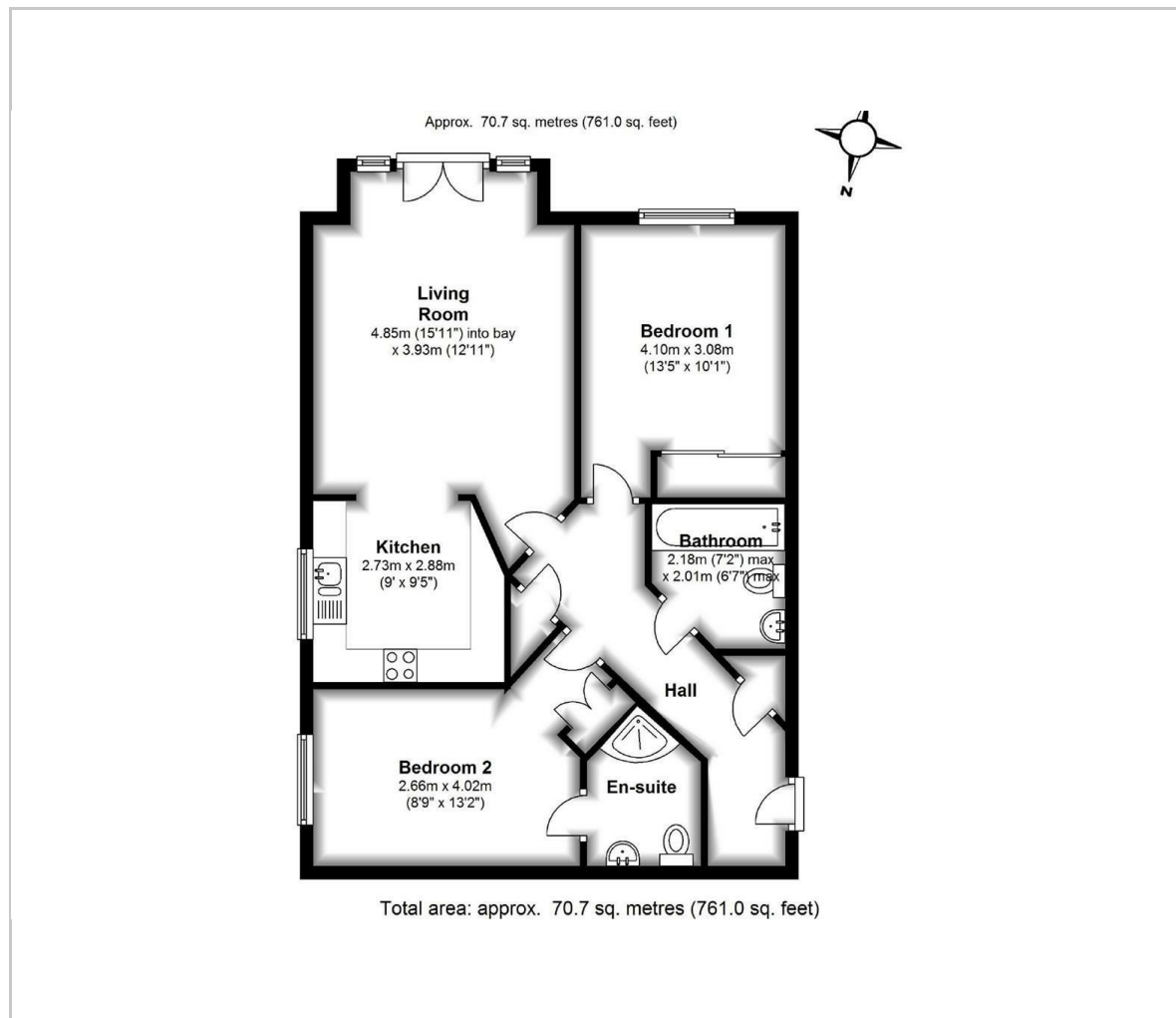
### Additional Details

Initial Term: Six Months

Council Tax: Band B

Sorry no pets and no smokers

## Floor Plan



## Viewing

Please contact our Lettings Office on 0151 343 9060  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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