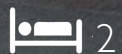


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



EPC

Council Tax



Brunsborough Close, Bromborough

Guide Price  
£199,950



**\*\*NO CHAIN\*\*** We have something special for you... we are pleased to introduce this stunning 1st floor apartment at The Westerings and it can be found in the rear block. Ideally located, within walking distance of local shops and Bromborough train station which provides links to Chester & Liverpool (within approx 30 mins) This apartment is move in ready, offering modern fittings, an immaculate finish throughout and filled with natural light. A pleasant approach with allocated and visitor parking.

A central path and gardens on either side lead to the communal entrance with intercom which opens into the reception hall with stairs to the upper floors. This apartment can be found on the left hand side through a part glazed door. There is also a built in cupboard by entrance housing electricity board and shelving.

A spacious hallway providing access to principle rooms and 2 built in cupboards. Starting on the left hand side you will find a superb, modern shower room with a white suite which includes a floating wash basin and W/C with walk in shower and glazed screen with contrasting tiling.

The master bedroom can be found on the left and offers a wide range of fitted wardrobes with aspect over the communal gardens. Whilst the second double bedroom can be found on the right hand side of the hall and is currently used as a dining room.

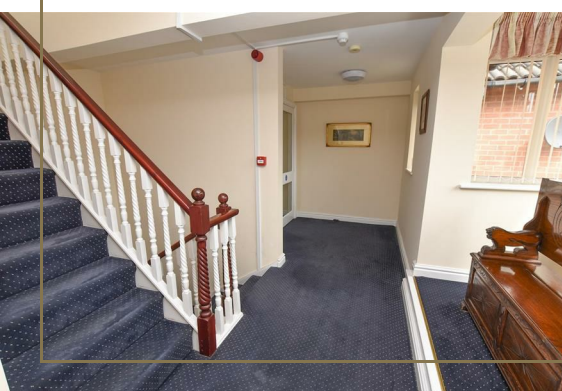
The Kitchen is superb, offering a range of wall and base units finished in white with complimentary Quartz worktops, integral appliances, sink for washing machine and enjoying the aspect to the rear.

Finally, a well proportioned lounge enjoying the rear aspect with French doors opening onto the balcony which allows natural light to pour in, marble fire surround and hearth with electric fire.

Service charge £87.87 pcm (£248.61 paid







quarterly) which inc maintenance, gardening, communal areas and building insurance.  
Ground Rent £50 per month  
Term - 999 from 1998

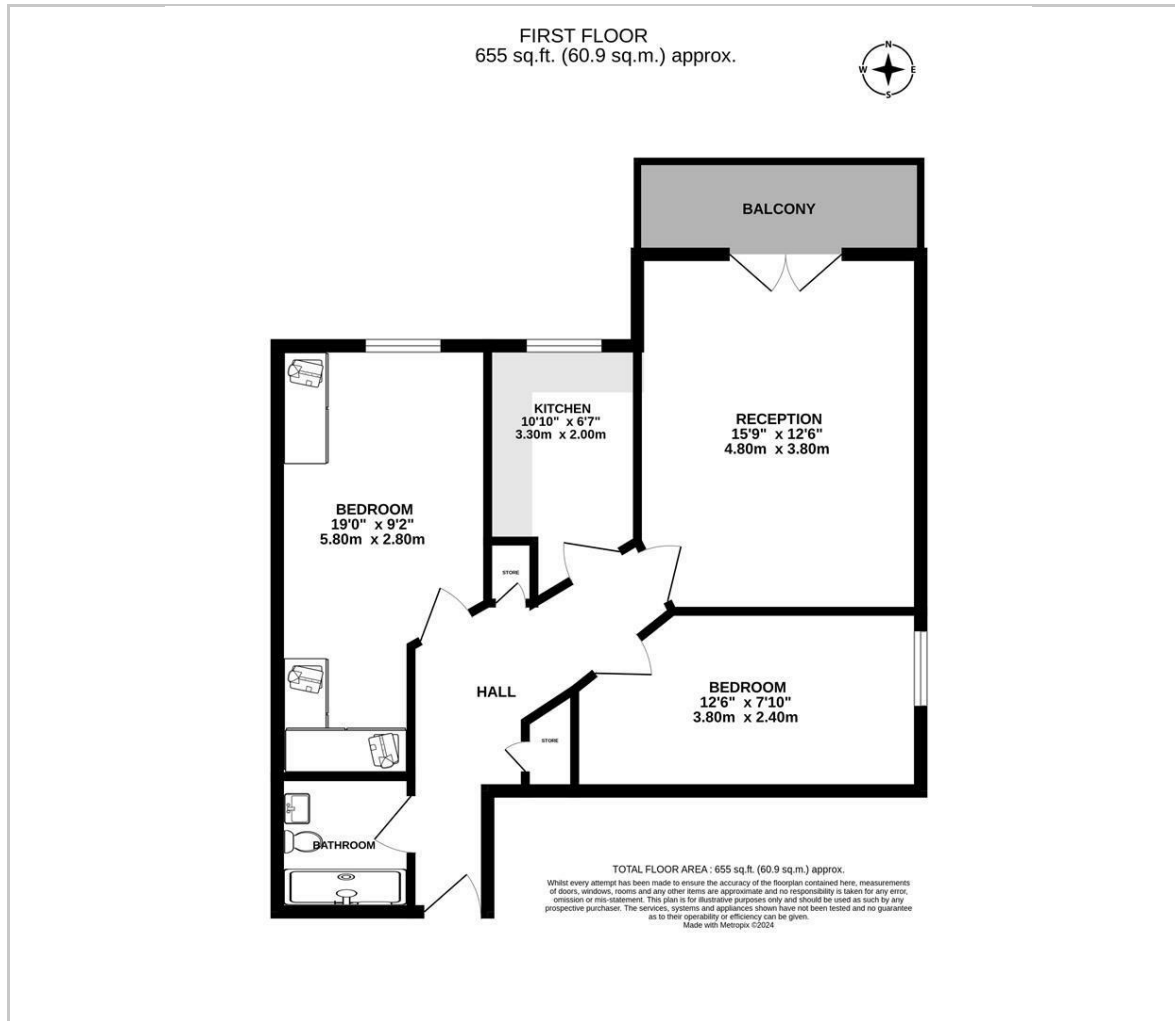
This should be clarified by your legal representative prior to exchange of contracts.







## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough 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.

**Brennan Ayre O'Neill**

Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA

Tel: 0151 343 9060

Email: [Bromborough@b-a-o.com](mailto:Bromborough@b-a-o.com)

[www.b-a-o.com](http://www.b-a-o.com)



19379780