

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



EPC



Council Tax

## Mendell Court, Bromborough

75% Shared Ownership

£101,250

Mendell Court offers modern, spacious and convenient living and this particular property sits on the top floor (lift available) with views over the communal gardens. If you are looking for an apartment, look no further as this might be just the one although only offering 1 bedroom the rooms are light and airy with a great feeling of space. Being sold with as a 75% share with NO CHAIN.

Mendell Court is a 3 story extra care development with amenities on site, communal parking and gardens, and that's not all. There is also a residents' lounge, restaurant, hair salon, activity room and well-equipped laundry, as well as a guest room for use by friends and family. You will also find a care team on site to deliver flexible care based on the individual needs of residents.

This particular apartment can be found on the top floor and positioned to the rear with access via the secure communal entrance, where you will find both stairs and a lift.

Upon entering you are greeted with a spacious hallway which gives access to principal rooms with built in storage. On your right you will find the wet room style shower with a 3 piece suite including WC, wash basin and shower with storage and connecting door into the main bedroom which is also a great size with space for free standing wardrobes and aspect to the rear.

This is an area Mendell Court excels, a well proportioned living space with a deep bay window overlooking the rear, allowing natural light pour in with space for seating and dining, square opening into the kitchen... you don't have to panic if you are downsizing. The kitchen offers a range of wall and base units with space for white goods, eye level oven, inset hob and sink.

Tenure - Leasehold  
Term 125 years from 2011.





We understand the service charge is in the region of £522.09 pcm

This includes building insurance, gas & water, maintenance of grounds & communal areas, money into sinking fund - \*This should be clarified prior to purchase.

To find out more about Housing 21 follow this link - <https://www.housing21.org.uk/our-properties/search-our-properties/mendell-court/>

## 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)



19422371