

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



Oaklands, Plymyard Avenue, Bromborough

Guide Price
£69,995

WOW would you look at this apartment? Well positioned on the 1st floor enjoying the corner aspect over the communal gardens and enjoying the Westerly aspect. The apartment is immaculate throughout with modern fittings, neutral decor and move in ready! Not forgetting it is being sold with NO CHAIN.

The Development

Oaklands is an over 55s development of self contained flats set within large pleasant gardens and ideally situated just a short walk from local shops in Allport Road, together with both bus and train services on the doorstep. The property forms part of a sheltered scheme and incorporates common lounge area, conservatory, laundry and on site manager.

Communal parking to the front with mature gardens leading to the secure front entrance where you will find the wardens office, communal facilities and access to lifts and stairs.

The Apartment

Wow... this apartment will blow you away with its finish. A spacious hallway provides access to principle rooms which include the shower room on the left, bedroom with fitted wardrobe and living room ahead and storage cupboard on the right where you will find the modern hot water heater and updated electrical fuse board.

The modern shower room enjoys a large walk in shower, wash basin with vanity below and WC with panelled walls having a marble effect finish with chrome towel rail (not heated).

Both the bedroom and reception room enjoy the Westerly aspect over the communal gardens which fills the apartment with natural light. The well proportioned reception space is open to the kitchen which offers a range of modern white wall and base units and contrasting worktops with space for white goods.





Each resident has the benefit of,

- * Managers call each morning
- * Everyday emergency alarm - console and fob
- * Key safe box
- * Store room with allocated shelving ideal for suitcases etc for each flat
- * Laundry room located on 1st floor
- * Hair Dressers on the ground floor
- * Guest suite on ground floor (chargeable)
- * Lounge & garden for all residents including washing lines
- * Not forgetting the social side which includes Coffee mornings and quiz nights
- * Additional service Alpha Care to cover cleaning, washing and shopping extra charge please speak with Alpha.

Tenure - Leasehold

Service charge is £319 pcm and covers, water rates, gardening and common areas, window cleaning, building insurance, onsite manager, 24 hour call system.

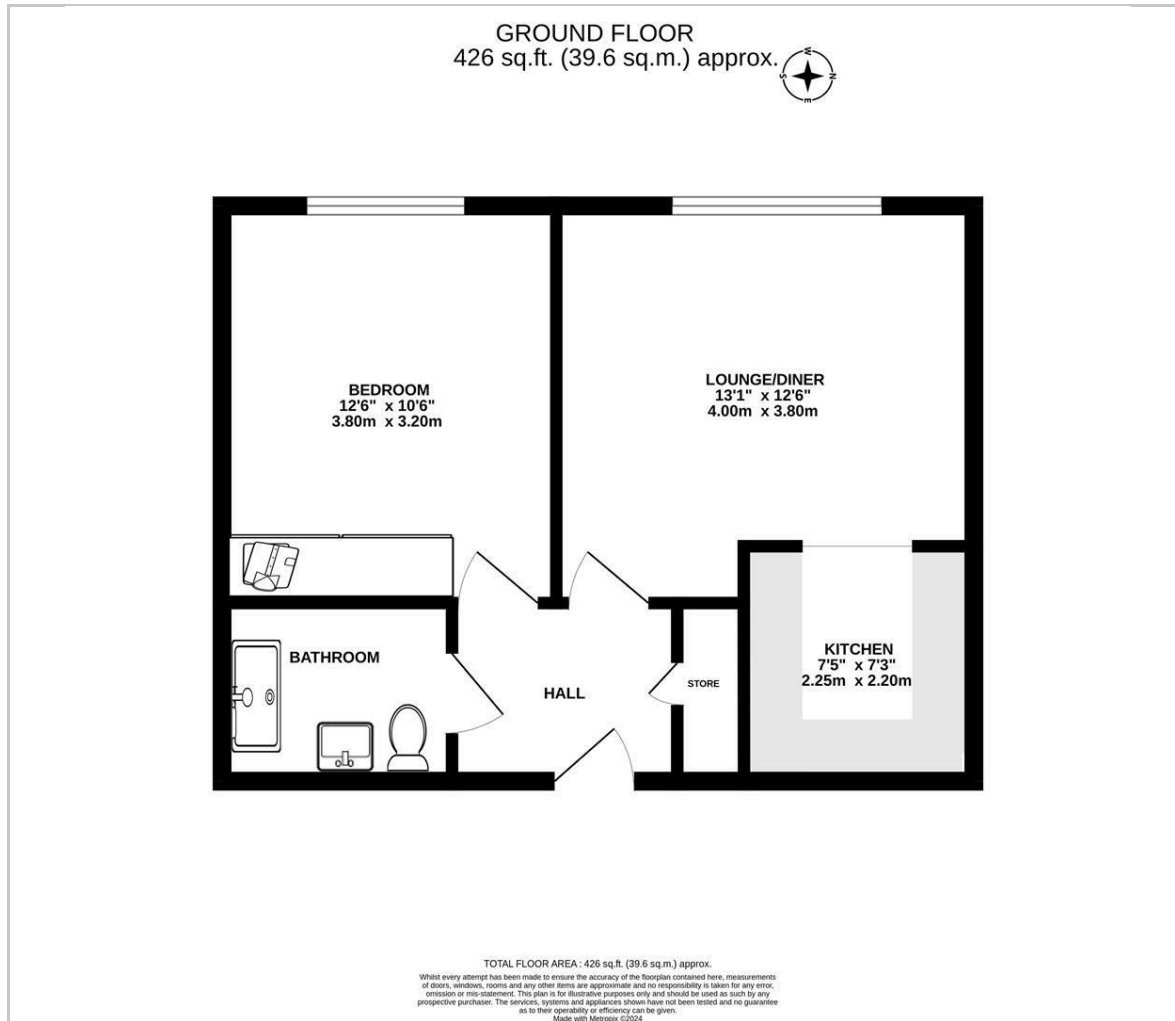
The Process

Once an offer is acceptable Alpha will complete an interview process with the prospective buyer.



<p>Kerri will be in the Salon every other Tuesday. Please make your appointments with Kerri.</p>	<p>Elisa will be in the Salon every other Tuesday. Please make your appointments with Elisa.</p>	<p>HOME SERVICES</p> <p>ASG Property Services Ltd</p> <p>105, 106 & 107, The Old Mill, Millbrook, Leamington Spa, CV32 3JG</p> <p>01927 541991</p>
<p>LUNCH CLUB</p> <p>Saturdays 12pm - 1.30pm Sundays 12pm or 1.30pm sitting Tuesdays 12pm</p> <p>Please book with Peter or Helen in the kitchen</p>	<p>Bacon Buttie Morning</p> <p>WEDNESDAYS 10.30am</p> <p>£2.50 including Tea & Coffee</p> <p>PLEASE BOOK AT THE MILLBROOK HOTEL 3PM - 3PM ALL WELCOME</p>	<p>CHIPPY FRIDAYS</p> <p>Please give us your order for</p> <p>Show your support to the Leamington & District Golf Club</p>
<p>ASG</p> <p>ASG Property Services Ltd</p> <p>105, 106 & 107, The Old Mill, Millbrook, Leamington Spa, CV32 3JG</p> <p>01927 541991</p>	<p>TRIP TO LLANDUDNO</p> <p>10th - 12th October 2024</p> <p>10th Oct - 12th Oct</p> <p>10th Oct - 12th Oct</p>	<p>TRIP TO LLANDUDNO</p> <p>10th - 12th October 2024</p> <p>10th Oct - 12th Oct</p> <p>10th Oct - 12th Oct</p>

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.

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