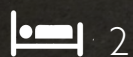


Brennan Ayre O'Neill

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EPC



Council Tax
A

Magazine Road, Wirral

Per Calendar Month
£825 Per Calendar Month

A well presented and modern two-bedroom apartment, ideally situated close to local schools, excellent transport links, a wide range of amenities, and The Croft Retail Park. The property benefits from double glazing throughout and offers well-proportioned accommodation, including an entrance hallway, spacious open-plan kitchen/living area, two bedrooms, a contemporary bathroom, and allocated parking. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hallway

Welcoming entrance with intercom system, wall-mounted electric heater, and a storage cupboard housing the water tank.

Open Plan Lounge / Kitchen – 19'2" x 17'9"

Bright and spacious living area with part laminate flooring and multiple UPVC double glazed windows to the rear and side elevations, offering plenty of natural light. The kitchen is fitted with a range of modern wall and base units with work surfaces over, inset sink unit, integrated oven and ceramic hob with extractor above, integrated fridge/freezer, and integrated washing machine. Includes a TV point and wall-mounted electric heater.

Bedroom One – 8'6" x 10'6"

A generously sized double bedroom with UPVC double glazed window to the side elevation and wall-mounted electric heater.

Bedroom Two – 8'6" x 8'5"

A second well-proportioned bedroom with UPVC double glazed window and wall-mounted electric heater.

Bathroom – 6'4" x 6'6"

Stylish bathroom with panelled bath and shower over, low-level WC, wash basin, and tiled walls.



External

The property includes one allocated parking space and additional visitor parking bays.

Additional Information

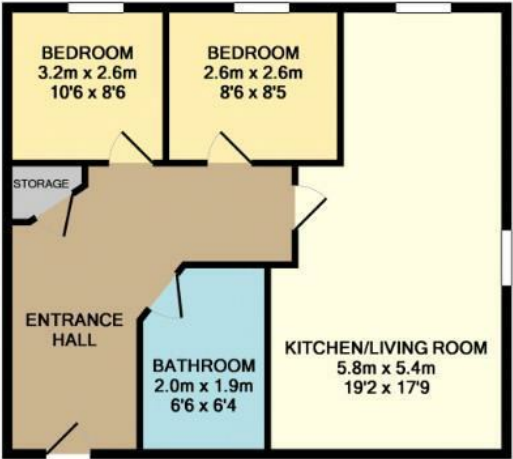
Due to lease restrictions applications with pets will not be considered.

Please complete a Rightmove Enquiry to secure the highest chance of viewing.

Council Tax: Band A

Initial Tenancy: 12 Months

Floor Plan



TOTAL APPROX. FLOOR AREA 47.2 SQ.M. (508 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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