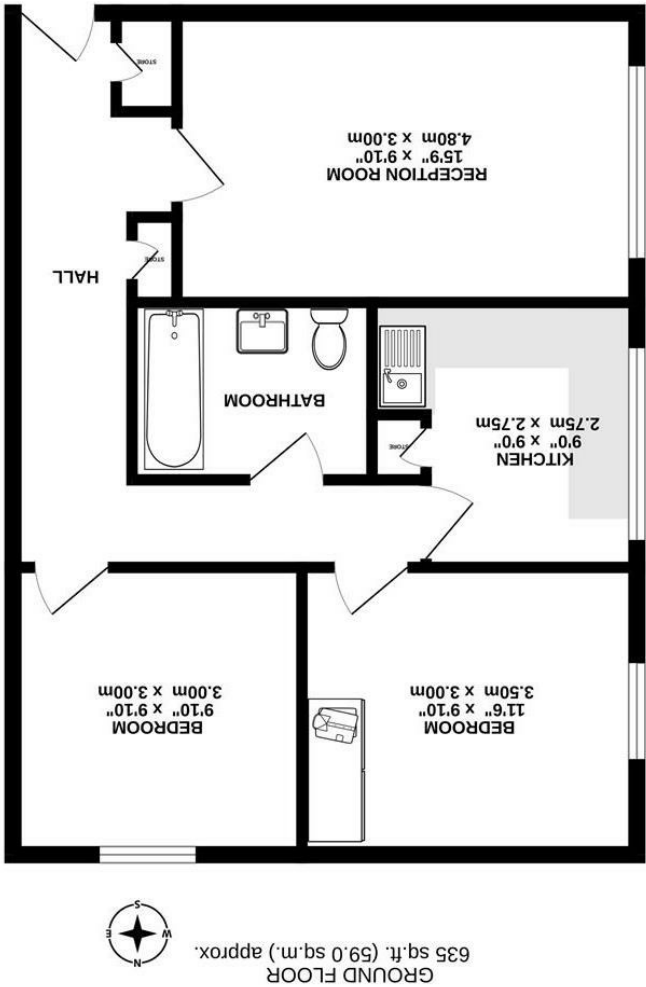




What every attempt has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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Brennan Ayre O'Neill

Kings Court

Kings Mount, Oxton CH43 5RG

Guide Price

£57,500

0151 608 8586

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377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com



For your Sat Nav: CH43 5RG

The property has a short lease of 46 years remaining. The current ground rent is £120 pa. The current service charges are £1,200 pa. The cost of a lease extension we understand to be in the region of £7,000. Please confer with your own legal team for your own satisfaction regarding the above. The managing agents are Smith and Sons, 51/52 Hamilton Square, Birkenhead, CH41 5BN.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or 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 this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.

