

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



2



1



2



EPC

C



Council Tax

E

Vyner Close, Prenton

Guide Price
£275,000

By luck we chose a sunny morning to take our slide show of photos which sets the scene, in our view. Take coffee out on the south facing balcony overlooking The Wirral Golf Club and surrounds, with a view to perfectly manicured communal gardens below. There are only six flats in this complex of two and ours sits at the very top, on the second floor, with only one other apartment. Beautifully appointed and presented as well as recently refurbished to quite an exacting degree, this fabulously bright and ultra comfortable apartment comes for sale with no onward property sale to delay matters. We'll leave you to study the generous floor space to this property and wait for your request to view...

Of course this apartment comes with gas central heating, indeed there are a number of contemporary designed radiators to look out for. The kitchen is comprehensive in terms of numbers of units; appliances are included and as you see there is a breakfast bar that can easily sit four, central to the room.

The reception room, living and dining separate from one another yet open plan, are both spacious, light (wide patio doors and windows ensure best daylight and views, which from the balcony extend across the Golf Course to the Liver Buildings and the Liverpool skyline) and hugely welcoming.

Both bedrooms (in between which is an office which alternatively could be used as storage) are front facing to the complex each with bespoke fitted floor to ceiling wardrobes having a combination of shelving, drawer cabinets and clothes rails. The master bedroom has a concealed en suite accessed via the central door of the wardrobe unit.

Outside and there is a large garage which can accommodate two medium sized cars in tandem.

This is a leasehold apartment with a 999 year lease from 1976. Current service charges are

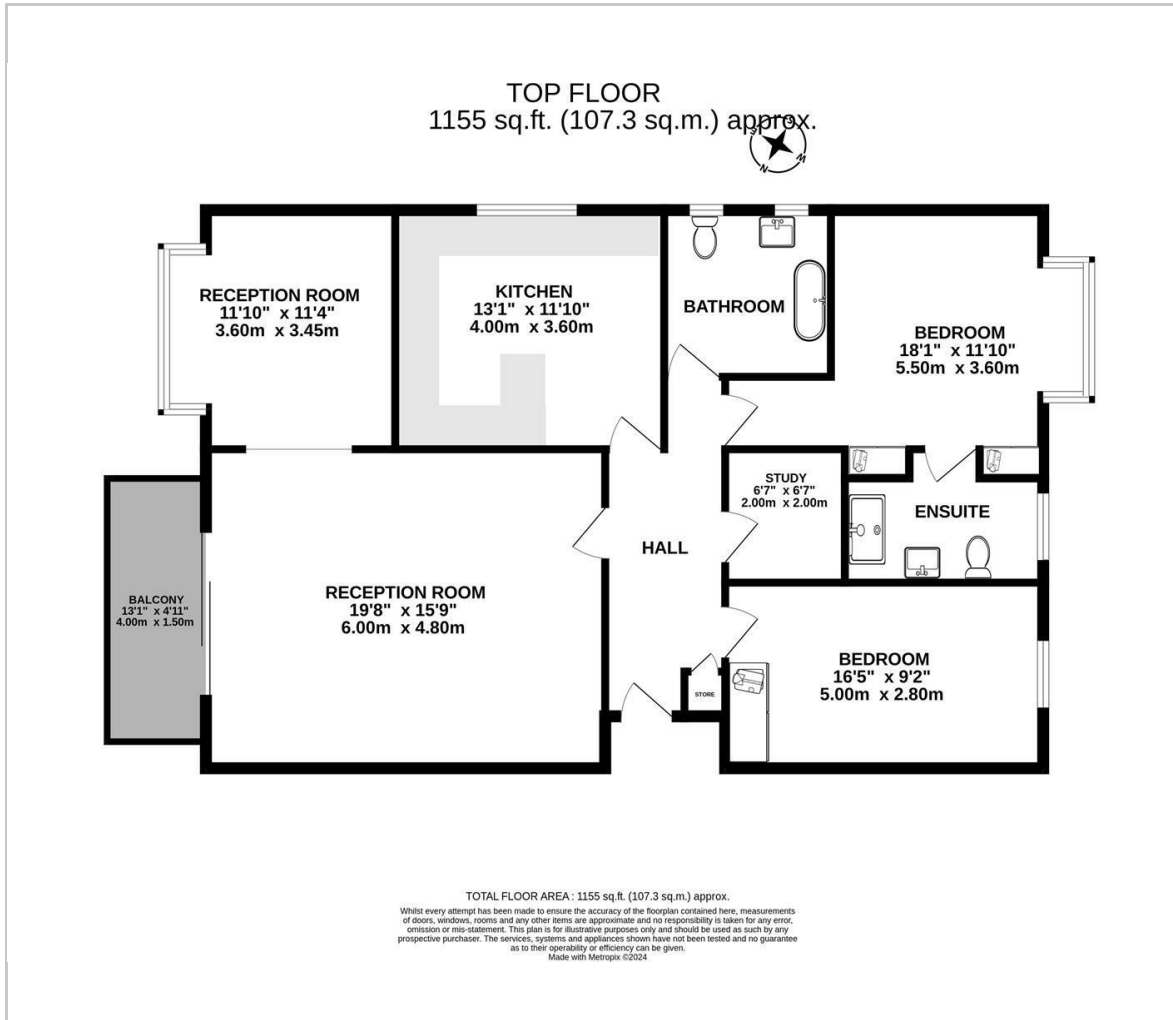




£975 per annum with development maintained by Vyner Management Ltd . As owner of the apartment you become an equal share holder of the freehold. A £20 ground rent per annum applies. For your directions please Sat Nav: CH43 7XL. For your evening walks take a tour around the course and along Noctorum Lane or further afield and to Bidston Hill with its 100 acres of woodland trust land. Access to the motorway for visitors is no more than a 10 minute drive.



Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 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

377 Woodchurch Road, Prenton, Wirral,
Tel: 0151 608 8586
Email: prenton@b-a-o.com
www.b-a-o.com



19163237