

Brennan Ayre O'Neill

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Leasehold



EPC

Council Tax



Homebank House, Prenton

Guide Price
£87,000

19487756

SERIOUS ATTENTION PLEASE to appreciate this ONE OFF warden assisted apartment within Oxtan. That's because SIZE does matter. This is the only apartment in this development of its size - it's very impressive XXL size; competing favourably with any warden or non warden local two bedroomed purpose built apartments costing nearly twice the amount - except, of course, this is one bedroomed, not two.

But a grand bedroom it is; so too the kitchen with dining room, the living room (compared to the living room floor area generally within Homebank House) and the storage too...

More than this, this apartment basically has its own front door - so if you didn't feel like socialising with your neighbours at the communal entrance and preferred to get straight 'home'; then there's a door directly from the car park to the apartment. In fact your parked car is less than a hop, skip and a jump away - so much easier to transport your Sainsbury's bags to the kitchen.

Also take note please of the open aspect view from both bedroom and living room. An aspect that looks down upon some communal garden boundaries - a view which is south westerly and private..

Homebank House stands opposite St Saviour's Church and The Caernarfon public house with restaurant. The village and all its shops is two minutes by car. A bus service runs along Bidston Rad whilst for visitors, the motorway is certainly no more than 10 mins. For directions please Sat Nav: CH43 2GB

Tenure
Homebank House offers leasehold apartments for sale. This apartment has 58 years to run on a 99 year lease. Current service charges are £3,600 per annum. This includes a Warden, (manager is on call 8.30am - 4.00pm Mon - Friday), a pull chord emergency service, lift,

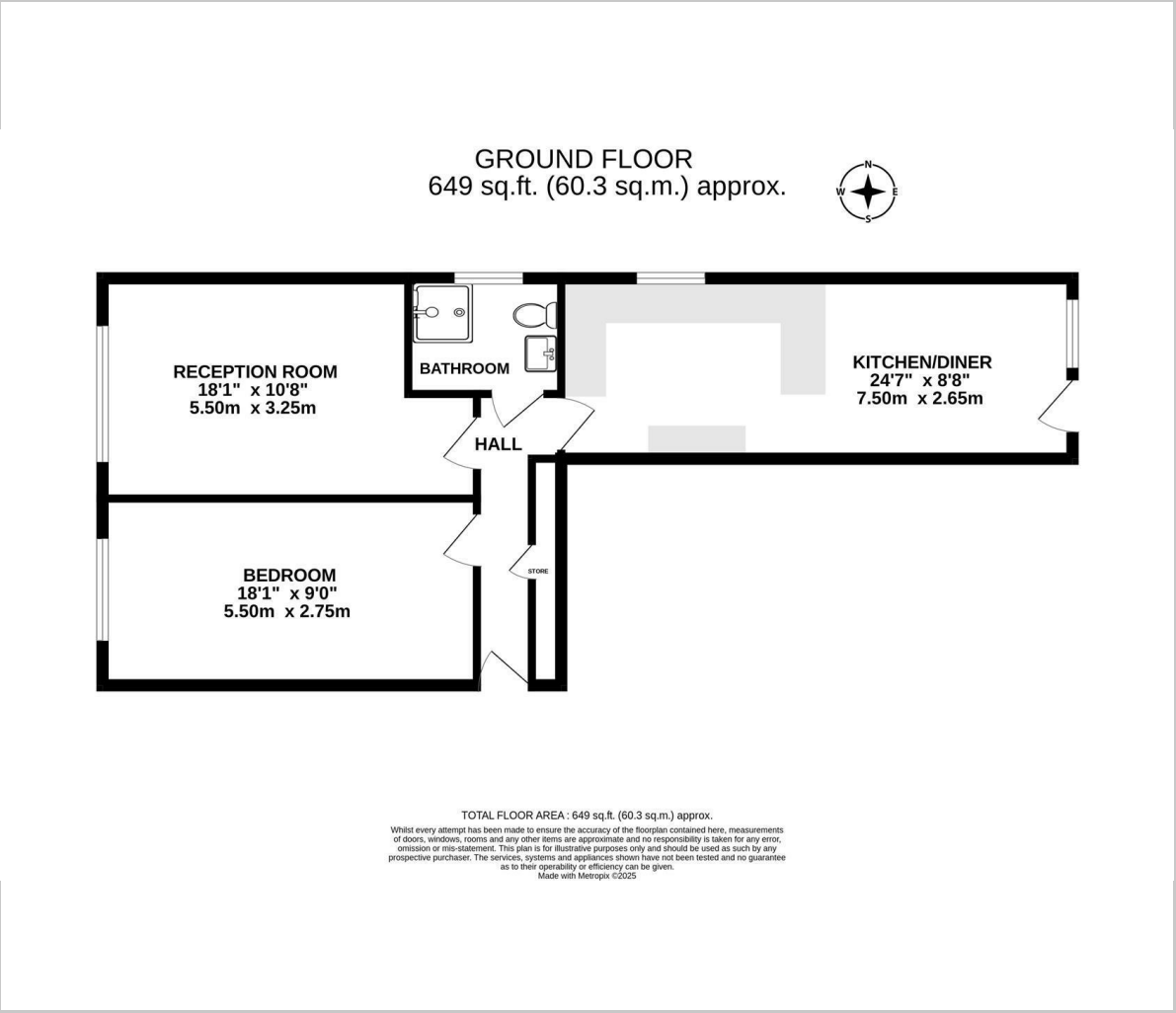




laundry facilities, communal living room and building insurance. The development is age restricted to 60 years and above please. (if a joint purchase the second owner can be over 55 years old). There is a ground rent of £550 per annum



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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