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Leasehold



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Council Tax

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The Garth II, Waterford Road, Oxton

Guide Price

£475,000

If the Beatles hadn't insisted on playing on the roof top of Savile Row back in the day, they could have entertained the locals over the golf course from here; spreading themselves and their gear and roadies across the acres of BALCONY ROOF TOP ; a major part of this spectacular PENTHOUSE apartment situated at The Garth, Oxtun.

The views say it all frankly. Panoramic, peaceful, a bird's eye view of The Wirral Golf Club course, if you will.

One of two Penthouses with an exclusive shared lift to a private lobby; This significant apartment also has spectacular views to match from within what is a fabulously spacious accommodation, comprising over 1,500 square foot of Luxury (the floor space of an average modern four bedroomed detached house) - and that excludes the extravagant under ground allocated and secured parking spaces...

With three bedrooms serviced by shower room and en suite, and with a large open plan living area with kitchen, dining and relaxing space all combined into one superb entertaining space; this really is special. There is also a conservatory that offers various uses; as a sunroom or gym area this has access from the main living area directly onto the balcony...

In other words....you need to pay it a visit. Especially if you want 'different'; privacy; open space; views. and want to feel on top of the world

For direction purposes please Sat Nav: CH43 6US. The Garth stands along what must be one of the quietest roads in Oxtun. Running Parallel to the golf course you'll easily see the dual entrance to The Garth. Well positioned along this quiet stretch yet hugely convenient for all sorts: The free parking at the station for Liverpool; light shopping in Oxtun whilst a large Metro Tesco is next to the motorway spur which is a five minute drive; bus services along Bidston Road are a short walk away too.

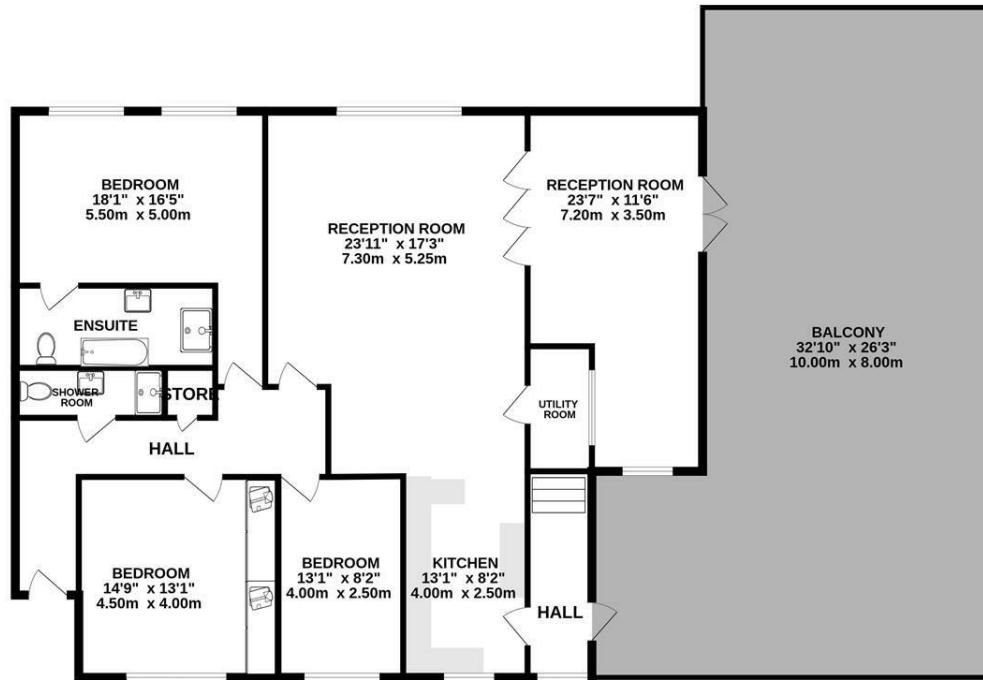
Tenure

A leasehold apartment with a 999 year lease from 2003, with service charges currently of £2,960. There is a £300 additional charge for the lift to both top floor apartments only.



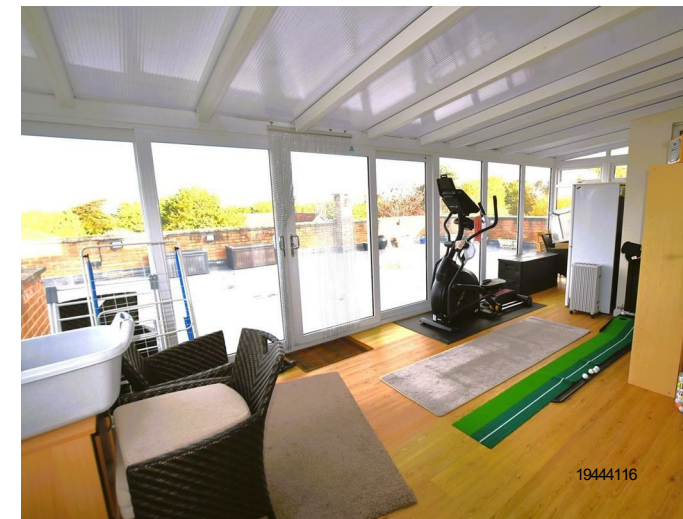


TOP FLOOR
1554 sq.ft. (144.4 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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