

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Leasehold
- Share of



The Fairways, 13 Waterford Road,

Guide Price
£360,000

19238696

This luxurious THREE bedroomed apartment stands on the top (second) floor of The Fairways. There are just six apartments within this development block, all of which comprising both two and three bedroom apartments. Plenty of space, a generous specification of fittings and some delightful views are without dispute the three key elements or features to take away from a visit here. The accommodation glides from one side of this mansion apartment to the other - the living accommodation is open plan and stretches the full width of the floor space.

We believe our slide show of photographs go some way as to underline that the living accommodation, views and balcony all have a sunny south facing orientation.

Centre stage are the fabulous views across to The Wirral Ladies' golf course, whilst the focal point is likely to be the fabulous balcony....

However there are many other features to catch the eye, not least a rather attractive, thoroughly modern and well appointed kitchen. With its granite work tops, white gloss units and a display of integrated appliances, nothing less than you might expect of an apartment of this calibre and status.

Returning to the entrance and there's an extravagantly spacious, timber floored hallway which accentuates this flow of the accommodation as it runs through both living and dining areas. You'll find bedrooms off to the left and living space to the right of it and with double doors open, you can glimpse those spectacular views immediately on entrance too.

So, given the amount of floor space here, it may well be easier than you think when it comes to that decision to down size from the family house after all.... to somewhere as special as this; a place that offers a considerable degree of openness and space, a great deal of natural light and a view onto a garden and golf course allowing you to sit and relax with without the worry of lifting a finger - unless you enjoy the game...





The apartment comes with three 'true double' sized bedrooms, with the largest enjoying very pleasant en-suite facilities. The remaining two are serviced by a generous and similarly smart combined bathroom. Notice please that the bedroom views are of an open aspect view too, north facing and up and over the entrance to The Fairways.

In addition to the internal and external photographs of this apartment, we have added one or two of the internal communal areas, to show of both the standard of décor and presentation and again, of the view from the first floor.

Garaging, as you can see stands either side of the complex of apartments and a beautifully manicured communal garden stands to the other south facing side.

Tenure

You will automatically become a shareholder of the freehold on ownership. The current service charges are £1,500 paid monthly at £125 which include building insurance, internal and external maintenance

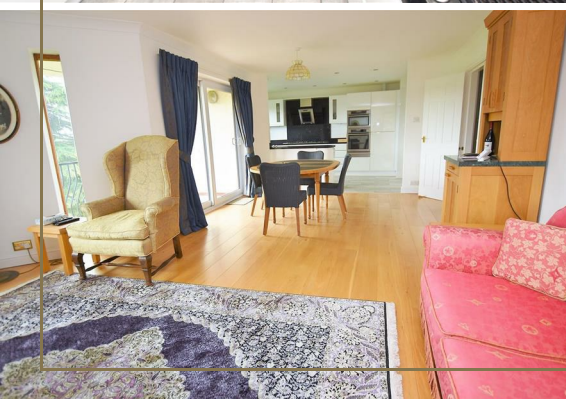
*** Please contact the agent regarding the length of lease and ground rent charges ***

The Fairways stands well set back from Waterford Road, a road which runs parallel to Bidston Road and is arguably one of the quiet roads in Oxtan and surrounds. The developments abutts The Wirral Ladies Golf Course and the entrance is just two minutes by car to the club house.

Locator

Oxtan stands on the east side of Wirral, ten minutes by car to the tunnel for the city and the same to the motorway spur.

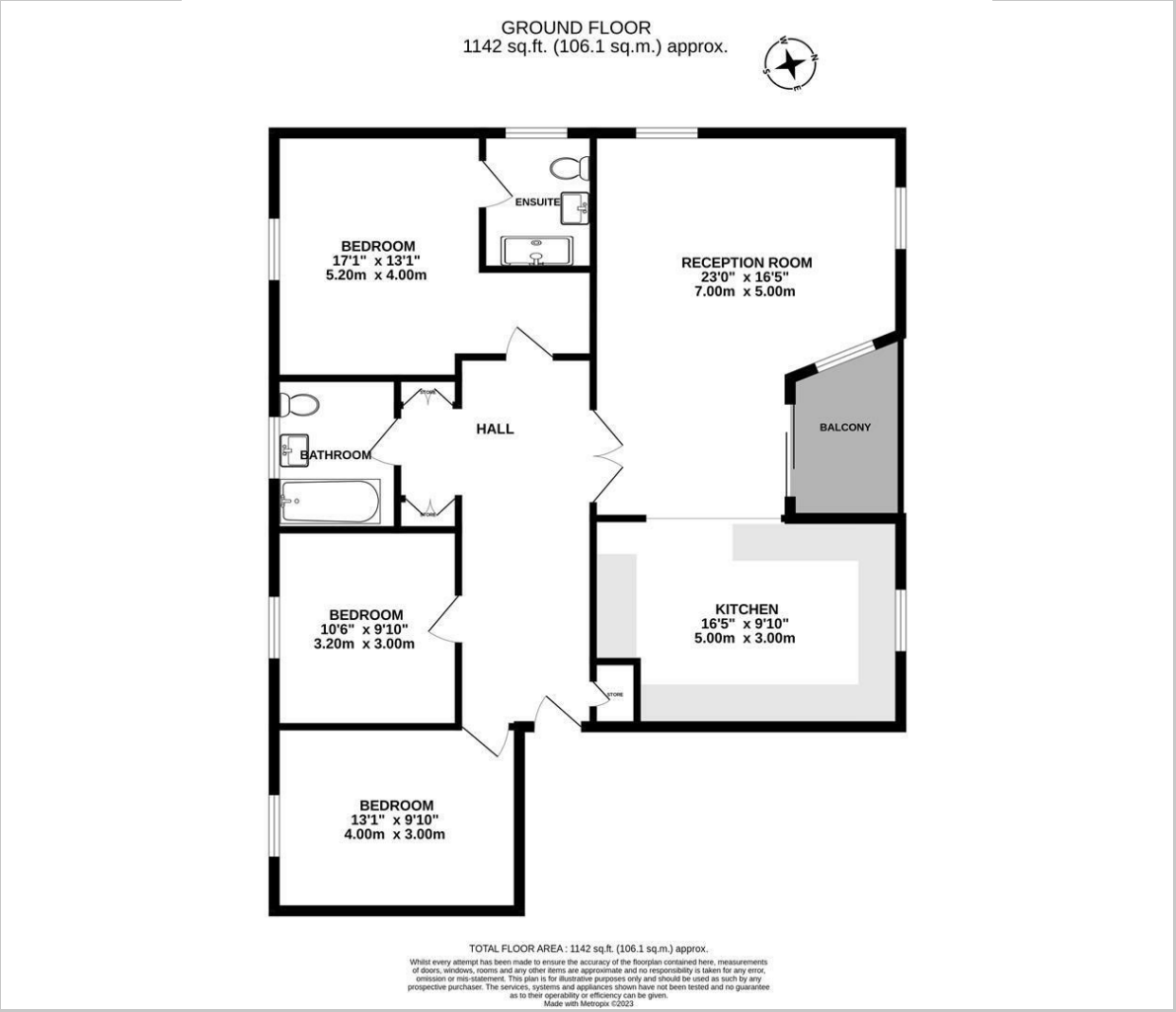
For your directions Sat Nav: CH43 6US







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

