

Brennan Ayre O'Neill



Apart 3 54 Elm Road North, Prenton



Prices from
£95,000

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SHOW FLA WITH VIDEO TOUR; HELP TO BY SCHEME AVAIALEL NOW - ONE BEDROOMED SHOW FLAT NOW OPEN FOR VIEWING: These are two of just six new stylish apartments for sale ALL WITH 2 PARKING SPACES (Dedicated and permit) - Apartment 6 & 3 are one bedroomed apartments and the remaining four are two bedroomed apartments with en suite facilities. Available with 10 years NHBC Guarantee (a builders guarantee for peace of mind). Think also 'location' - a quick dart to the motorway, less than five minutes away or leave your car in the allocated parking bay and jump the bus to Liverpool or to the station. Think style, think ownership, think easy as...NOW WITH SKYQ, CCTV FOR PARKING, CARPET ALLOWANCE (choice available). VERY REASONABLE SERVICE CHARGES TOO You can also apply for an on street parking permit.



Two show flats is now available for viewing. Please note that if you are interested in the furniture pack within the show apartments you can buy at a cost of £2750 for the pack within the one bedroomed apartment or for £4500 for the two bedroomed. (Of course you can make slight amendments for example wall pictures).

Prices

We have given you a floor plan of the individual apartments together with the two remaining apartments on the same floor, shaded out. There are two floors of apartments only. Prices fro Apartment 2,4 & 5 have altered since first going 'live' to the market. There have been last minute alterations to the 'useable' floor area in as much as more space has been allocated to the bedrooms. We apologise for any inconvenience caused. The floor plans now showing are correct and up to date.

- A1 £127,950 1st Floor
- A2 £131,500 1st Floor
- A3 £99,950 1st Floor
- A4 £127,950 2nd Floor
- A5 £131,500 2nd Floor
- A6 £99,950 2nd Floor

Specification

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.

Colour finish of windows will be high performance grey aluminium.

Style of internal doors and front door - external is grey aluminium and flat entrance veneered FD60 doors, with door closers.

Alarm will be Honeywell Galaxy or equal and similar approved.

Heating system will be Dimplex panel heater or equal and similar approved.

Communal area carpeted.

Sensor Lighting - LED strip lighting (sensor controlled) to communal areas.

Continued

Kitchen - Howdens Universal Kitchens with 15mm thick doors.. Fitted/integrated appliances - fridge/freezer, dishwasher, electric oven and hob.

Tiling to splash back - To be confirmed.

Bathroom tiling - around bath/shower and splash back.

Shower - Cubicle shower to ensuite and over the bath to main bathrooms.

Bathroom floor covering - tiles, colour to be confirmed.

Help to Buy Scheme explained

Help to Buy is the name of a government programme in the UK that aims to help first time buyers, and those looking to move home, purchase a residential property. The government will lend you 20% of the value of your new home, you provide 5% of the value (subject to status and other conditions), so you require a 75% mortgage of the purchase price. Available now: the Government Help To Buy Scheme which will make a huge difference to many of you being able to 'get on the ladder;' of owning your very own pad to show off. All you'll need is a 5% deposit. (Yes, of course there are certain 'conditions' this is subject to, all you need is to ask) But just think: a brand spanking new home of your own

NHBC Guarantee

The National House Building Council (NHBC) are the UK's leading independent standard-setting body and provider of warranty and insurance for new homes for a period of 10 years.

Tenure

Each apartment will have a new 999 year lease. The monthly service charge of just £85 per month includes building insurance. There will be a £20 per annum ground rent payable. Please clarify the contents of the lease with

your own solicitor prior to exchanging contracts.

Viewings

Please call us to arrange.

Locator

These new apartments command a central Prenton position at the very beginning of the parade of shops on the east side of Woodchurch Road. Prenton Village has a selection of cafes; Rubens, Bendrick's and Subway. There's a Thai and Turkish restaurant, takeaway food and comprehensive retail shopping with Sainsbury's, Home & Bargain and Aldi, next to the petrol station, a few minutes walk. Talking of which, Oxton Fields or The Amo is also on the doorstep for stretching of the legs. For Sat Nav: CH42 9PA.



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