



Arkill Gardens, Upton

£170,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this elegant top floor apartment, where modern sophistication meets comfort. As you step inside, you'll be greeted by a spacious hallway that sets the tone for the entire space. The apartment features a modern open plan kitchen and living area, seamlessly designed to create a bright and inviting atmosphere. The kitchen is equipped with sleek appliances and ample counter space, making it perfect for cooking and entertaining. The living area is thoughtfully arranged, providing a cosy spot to relax and enjoy the company of friends and family. This apartment offers two generously sized bedrooms, both with built-in wardrobes that provide plenty of storage space. The main bedroom boasts an en-suite bathroom, ensuring convenience and privacy for the occupants. Additionally, there is a well appointed three piece bathroom. For added convenience, this apartment comes with two allocated parking spaces, ensuring that you always have a secure spot for your vehicles. Situated in a popular residential area, the property is within walking distance for local primary and secondary schools and a range of convenient local amenities, including supermarkets, bars, shops and restaurants. Motor way networks with links to Liverpool and Chester are a short drive away. Interior inspection is essential. With its stylish design, thoughtful layout, and modern amenities, this top floor apartment offers a comfortable and convenient living space that you'll be proud to call home. Leasehold property with 246 years left on the lease and £991.73 per year service charge. Council tax band B.



Hallway

16'8" (5.08m) x 3'5" (1.04m)

Open Plan Kitchen/Living Area

20'1" (6.12m) x 12'5" (3.78m) Max

Bedroom One

10'7" (3.23m) x 8'4" (2.54m)

En-Suite

7'11" (2.41m) x 4'6" (1.37m)

Bedroom Two

10'3" (3.12m) Max x 8'5" (2.57m)

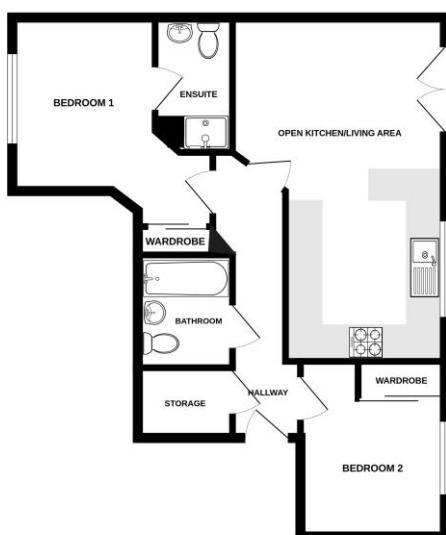
Bathroom

6'11" (2.11m) x 5'6" (1.68m)





GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The plan is for guidance only and does not constitute an offer. The plan is for guidance only and does not constitute an offer. The plan is for guidance only and does not constitute an offer. The plan is for guidance only and does not constitute an offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.