



# Downing Close, Prenton

£110,000



**LESLEY HOOKS**  
ESTATE AGENTS





This deceptively spacious first-floor flat is ready for you to move straight into! Featuring uPVC double glazing and electric heating, the well-planned layout offers comfort and convenience throughout. Inside, you'll find a welcoming hallway with a handy storage cupboard, a bright and airy lounge, and a modern fitted kitchen. Both double bedrooms benefit from built-in wardrobes, providing plenty of storage space, while the three-piece bathroom adds a touch of practicality. Outside, the property includes a garage en-bloc and additional parking facilities. Ideally situated the property is within easy reach of local primary and secondary schools, the property is also just a five minute walk from the picturesque and vibrant Oxtown Village with all its shops and restaurants. For transport links there are several bus stops a short walk away and motorway networks with links to Liverpool and Chester are a ten minute drive away. With no onward chain, this is a fantastic opportunity to secure your new home hassle-free! Leasehold subject to a monthly service charge of £tbc, a yearly ground rent of £tbc and there are 950 years left on the lease. Council tax band A.



**Hallway**

13'10" (4.22m) Max x 8'3" (2.51m) Max

**Lounge**

10'11" (3.33m) x 15'11" (4.85m)

**Kitchen**

9'11" (3.02m) x 11'4" (3.45m) Max

**Bedroom One**

10'2" (3.1m) x 10'11" (3.33m)

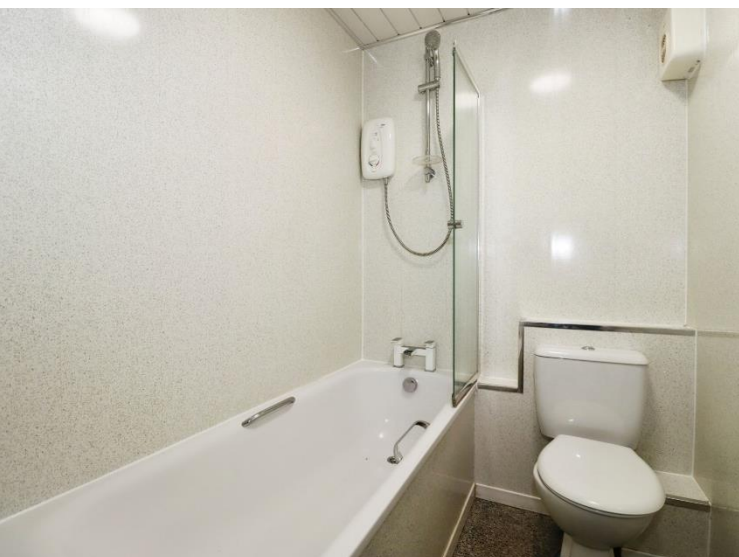
**Bedroom Two**

7'3" (2.21m) x 10'11" (3.33m)

**Bathroom**

4'10" (1.47m) x 8'0" (2.44m)



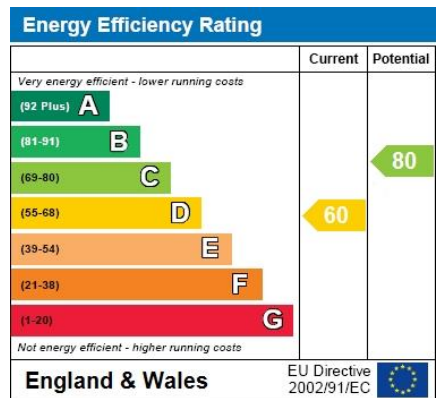




GROUND FLOOR



These floor plans are for information only and do not constitute an offer of any property. The information is provided for information only and should not be relied upon. The information is provided for information only and should not be relied upon. The information is provided for information only and should not be relied upon.



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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.