



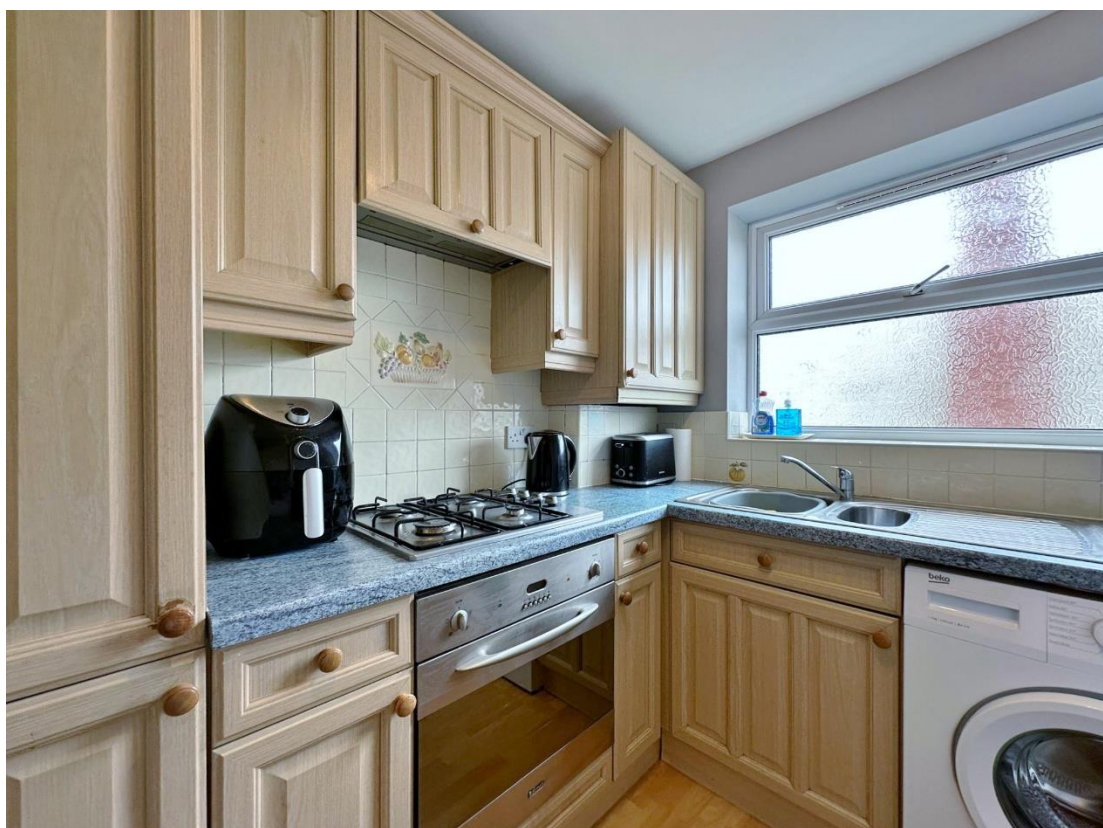
## Park Court, Westbourne Road, West Kirby CH48 4EN

- Modern Two Bedroom Second Floor Apartment
- Well Appointed with a Neutral Decor
- Lounge Diner and Modern Fitted Kitchen
- Walking Distance to Amenities and Transport Links
- Offered to the Sales Market with No Chain
- Communal Entrance with Lift Access
- Two Bedrooms and a Three Piece Bathroom
- Allocated Parking Space - Viewing Recommended



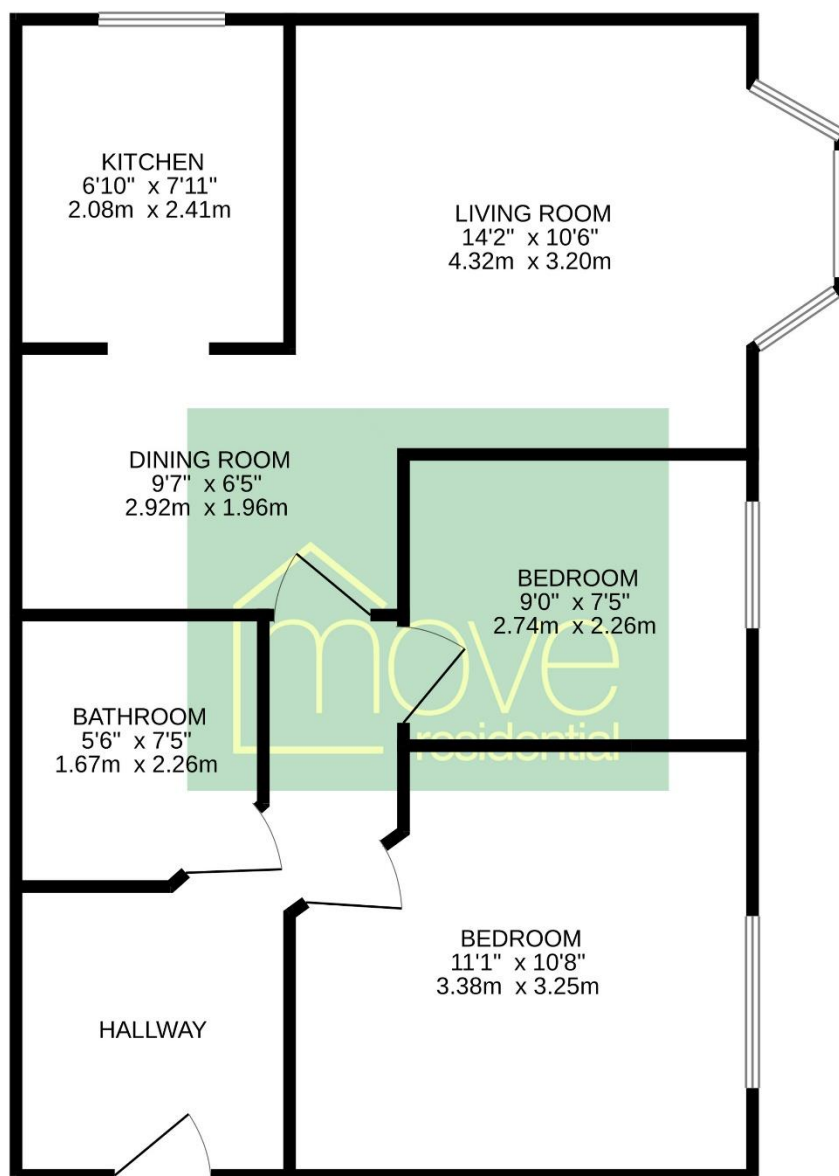
£217,500 – No Onward Chain







## SECOND FLOOR



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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## **Description**

Situated in the highly sought after Park Court development in the prime location of West Kirby, this well appointed two bedroom second floor apartment is ideally located within walking distance to local amenities and excellent transport links. Offered for sale with no onward chain, it presents a fantastic opportunity for first-time buyers or investors alike. The accommodation briefly comprises a communal entrance with lift access, private hallway, spacious lounge/diner, modern fitted kitchen, two generously sized bedrooms and a three piece bathroom. Further benefits include an allocated parking space, early viewing is highly recommended

## **EPC Summary**

Awaiting Certificate

## **Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.