



Hornby Court, Croft Avenue Bromborough CH62 2EG

- Full Renovated Two Bedroom Ground Floor Apartment
- Updated Throughout to an Exceptional Standard
- Two Bedrooms with Built in Wardrobes
- Popular Residential Area of Bromborough
- Private Single Garage and Further External Storage Room
- Open Plan Living Kitchen Diner with Balcony Off
- Luxurious Newly Fitted Three Piece Bathroom
- Close to Amenities and Transport Links



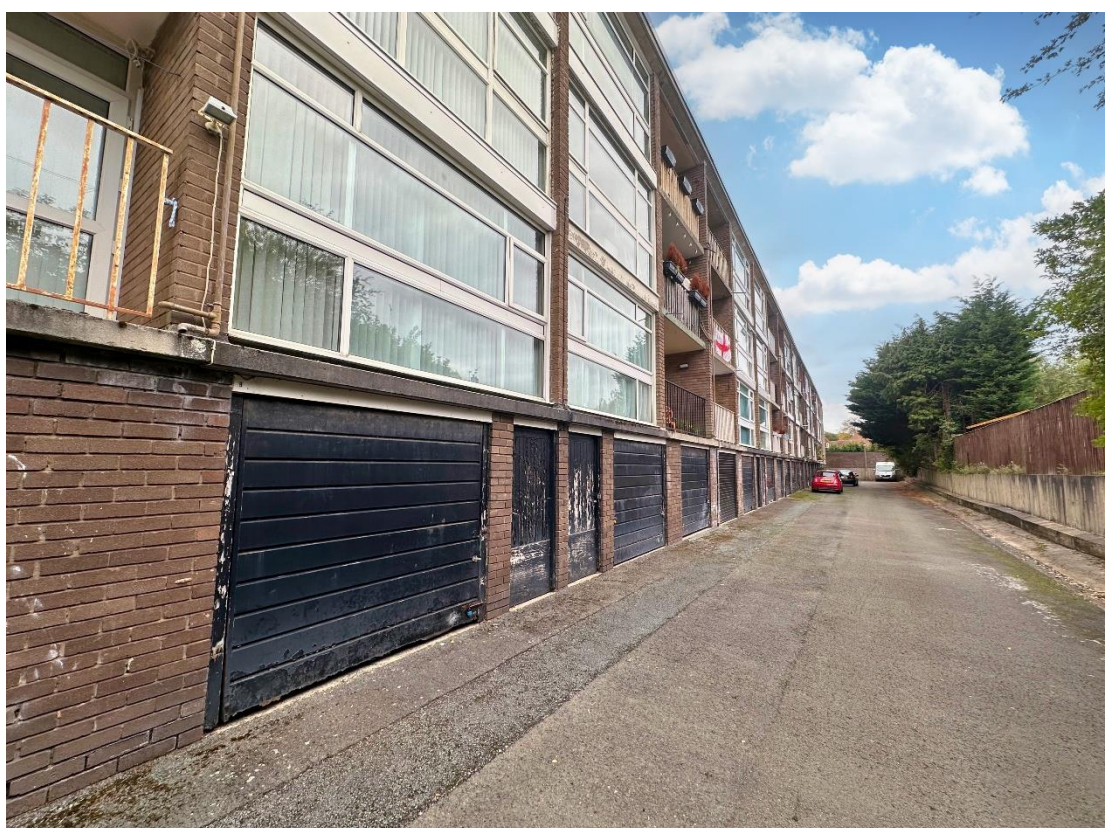
£135,000



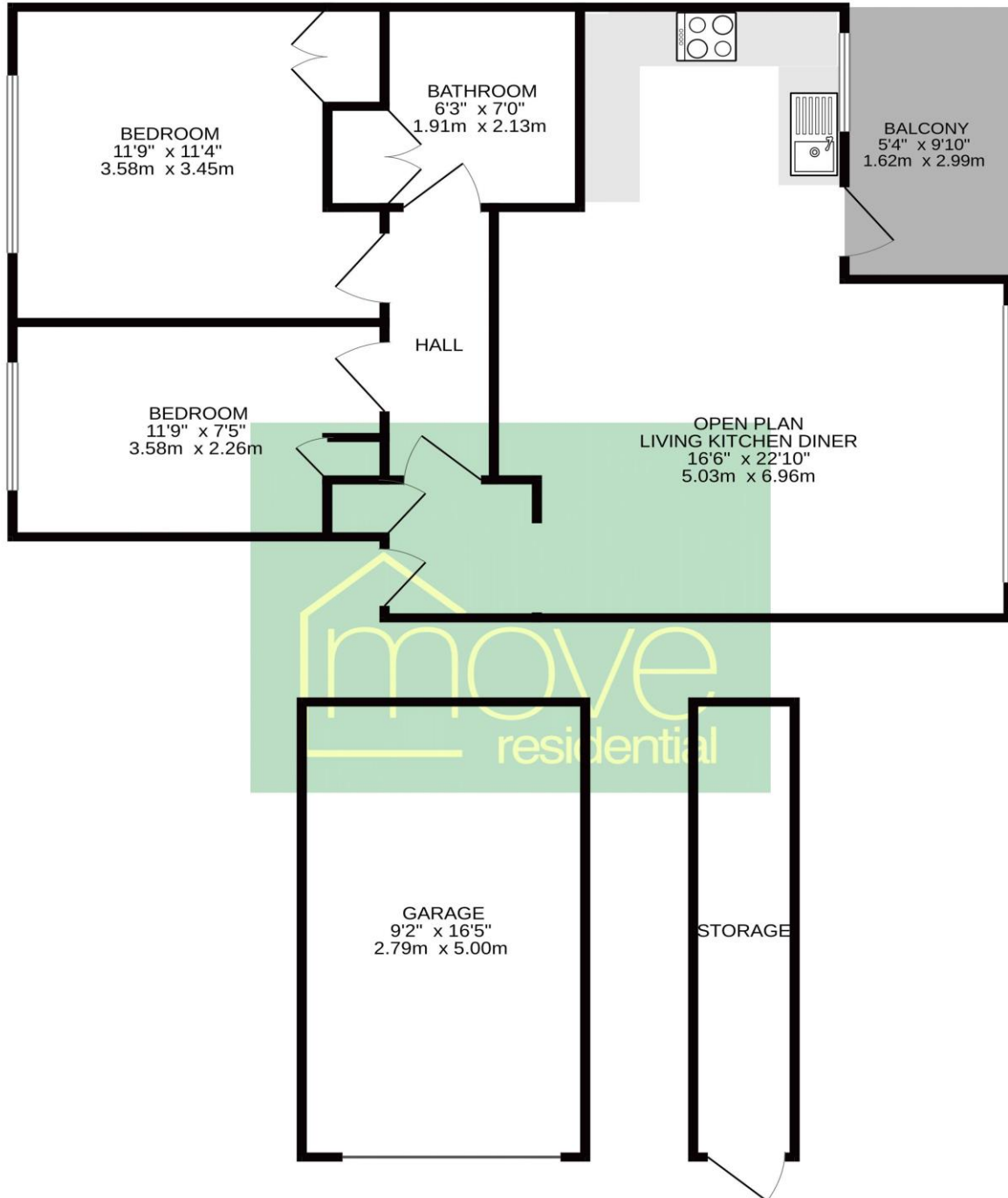








GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 6964sq.ft. (647.0 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

Immaculately presented and completely refurbished, this stunning two bedroom ground floor apartment has the added benefit of a garage and storage room (please note there are steps leading into the building). Offering stylish, move in ready living, properties of this quality rarely stay on the market for long therefore an early viewing is advised. The renovation includes new plasterwork, a full electrical rewire, a new boiler and consumer unit, modern flooring throughout, fresh internal doors, and an upgraded intercom system, all contributing to a truly contemporary finish.

The entrance sets the tone immediately, with a newly fitted front door leading into a bright and inviting open plan living space. The lounge, dining, and kitchen areas flow effortlessly together, combining comfort and modern design. The sleek kitchen features integrated appliances and plenty of workspace, while the layout easily accommodates both a large sofa and dining set along with a door opening onto a private, non overlooked balcony, an ideal spot for morning coffee or quiet evenings outdoors. Both bedrooms are generously sized and benefit from built in wardrobes, continuing the high quality feel found throughout. The bathroom has been elegantly redesigned with a modern three piece suite, marble effect tiling, a storage cupboard, and a contemporary LED touch screen mirror that adds a luxury touch.

An allocated garage below the apartment provides secure parking or valuable additional storage along with a further external storage room. The property is leasehold, with a 999 year term beginning on 30th August 1985, and an approximate monthly service charge of £70.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.