



Millcroft Park Frankby Road, Wirral CH49 3PE

welcome to

Millcroft Park Frankby Road, Wirral

A lovely Ground floor apartment situated to the rear of the development !

Having been meticulously looked after this lovely apartment has the added benefit of a small communal garden to the rear with direct access to the apartment.



Property Description

This is a lovely apartment in this sought after development on the outskirts of Greasby village.

Situated to the rear of the development the apartment has an entrance hall with large storage cupboard.

The lounge is a large reception room looking to the rear communal garden spaces. There is a picture window providing lots of natural light and a French door to the side to provide direct access.

To the front there is a breakfast kitchen with a range of base and wall units which also has room for a small dining table.

The bedrooms are both doubles, with the master bedroom having fitted wardrobes.

The shower room is modern and has a step-in shower with WC and basin.

Outside the development has excellent communal areas with parking facilities aplenty.

Call us and come and see this premier apartment, you won't be disappointed.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Livingroom

16' 1" x 10' 6" (4.90m x 3.20m)

Breakfast Kitchen

11' 5" x 6' 10" (3.48m x 2.08m)

Bedroom One

9' 3" x 9' (2.82m x 2.74m)

Bedroom Two

10' 8" x 7' 4" (3.25m x 2.24m)

Shower room



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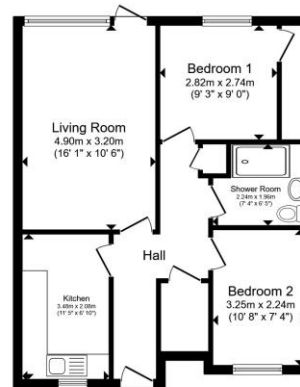
- Superb ground floor apartment
- Two bedrooms
- Lounge
- Breakfast Kitchen
- Communal gardens & allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 350.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Oct 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 56.1 m² (603 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£169,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106410 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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