

# ARLINGTON COURT





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Waterford Road  
Oxton  
CH43 6UR

MICHELLE *Kingsbury*  
Independent Estate Agent



## LOCATION

Arlington Court is ideally situated on Waterford Road, within easy walking distance of the picturesque village of Oxton. The village offers an excellent range of local amenities, including independent cafés, restaurants, boutique shops and everyday conveniences, all set within a charming and well-established community.

The apartment is also located a short distance from Noctorum Road, often referred to locally as Millionaires' Row, known for its impressive homes and leafy surroundings. A beautiful walk runs alongside the nearby golf course, providing a peaceful setting and an ideal spot for outdoor enjoyment.

Well-placed for transport links, the property offers convenient access to Birkenhead, Liverpool and the wider Wirral, making it an ideal location for both commuters and those seeking a relaxed village lifestyle.

## KEY FEATURES

- Fabulous second floor apartment
- Two double bedrooms
- Separate kitchen/dining area
- Peaceful views over the communal gardens
- Highly desired location
- Bright and spacious lounge
- Secure, friendly and well-maintained community
- Allocated parking space & garage





## DETAILS

A bright and spacious two double bedroom apartment, designed for comfortable modern living. A separate entrance porch leads into a spacious hallway with ample storage cupboards, providing a practical and welcoming first impression.

The generous lounge overlooks the peaceful communal gardens, creating a tranquil and inviting space to relax or entertain. The separate kitchen with a dining area offers a stylish and practical setting for everyday use. Both bedrooms are well-proportioned doubles, complemented by a modern shower room. The apartment is flooded with natural light throughout, enhanced by brand new double glazing and a new front door, giving a fresh and modern feel.

Additional features include allocated parking and a private garage, offering convenience and secure storage.









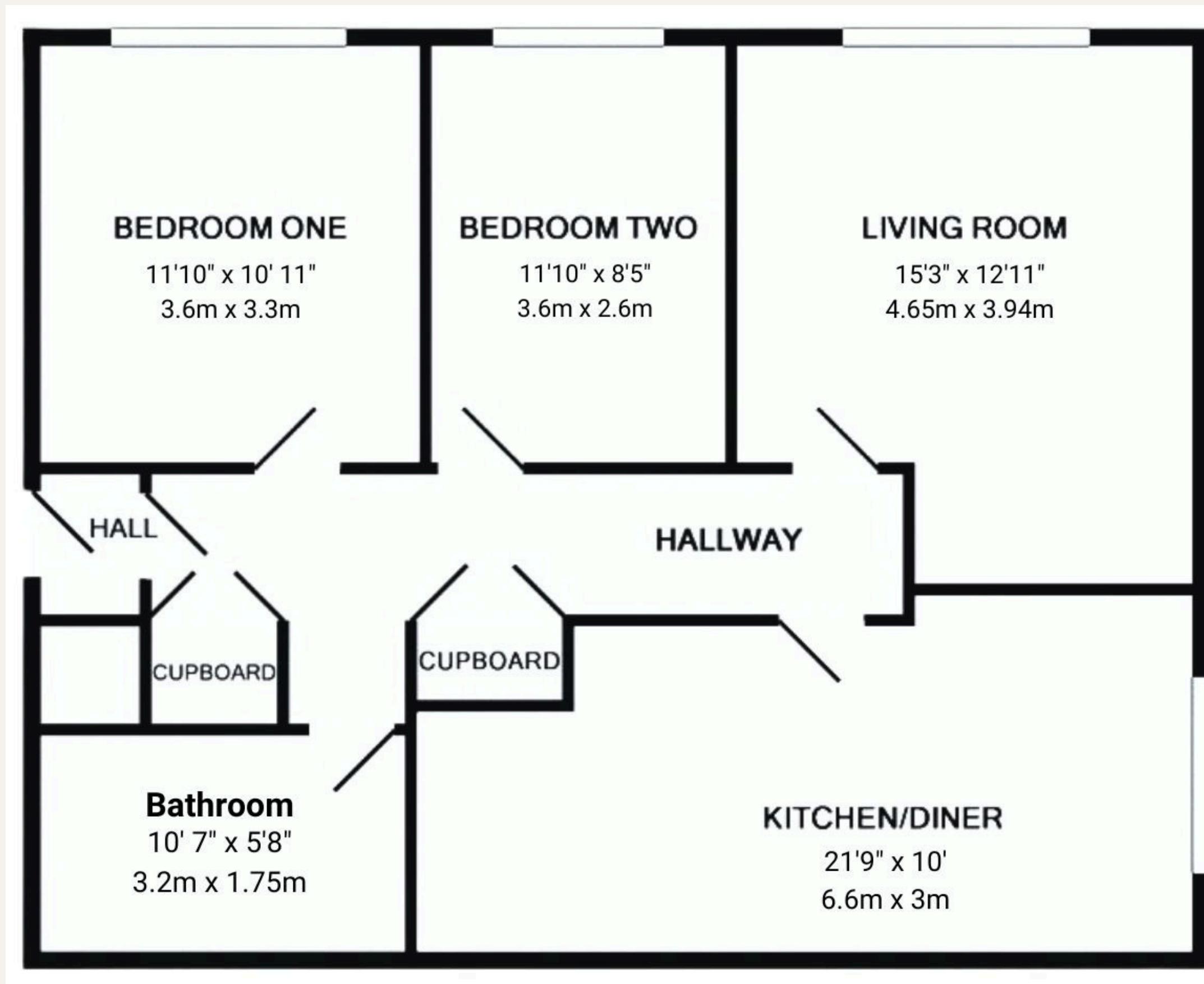








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