



Constables
SALES & LETTINGS

Townfield Lane

Oxon, Prenton

£135,000



A stunning first floor apartment, located in the exclusive Townfield Court Development, a short distance from Oxton Village, and Birkenhead.

The apartment has been fully refurbished, including the installation of a new kitchen and bathroom, plastering throughout, oak doors fitted, new boiler and electrics, full redecoration and flooring.

The accommodation is finished to an exceptional standard and comprises; vestibule entrance, hallway, lounge with bay window and opening into the kitchen. The kitchen is well-appointed and has an integrated oven, hob and extractor. There are two bedrooms and a bathroom with bath and Mira shower over. Externally there are communal gardens and this particular property comes with the added bonus of a garage.

Offered for sale with no onward chain, this impressive property must be seen to be appreciated and early viewing is essential.



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- Fully Refurbished First Floor Apartment
- Immaculately Presented and Finished to a very High Standard
- New Kitchen & Bathroom
- New Boiler, Radiators & Electrics
- New Flooring & Decor
- Two Bedrooms
- Garage
- No Onward Chain
- Tenure: Leasehold
- Council Tax Band: B

Lease Information

A garage is included in the sale of this apartment. The current service charges are £100 per month. No ground rent is payable. The lease is a remainder of 999 years from 1976. The managing company is Townfield Court Management Co Ltd

Accommodation

Vestibule Entrance

Hallway

Lounge

17'5" max into bay x 12'8" max
(5.31m max into bay x 3.86m max)

Kitchen

8'10" x 6'10" (2.69m x 2.08m)

Bedroom One

11'102 x 8'10" (3.35m x 2.69m)

Bedroom Two

8'11" x 8'11" (2.72m x 2.72m)

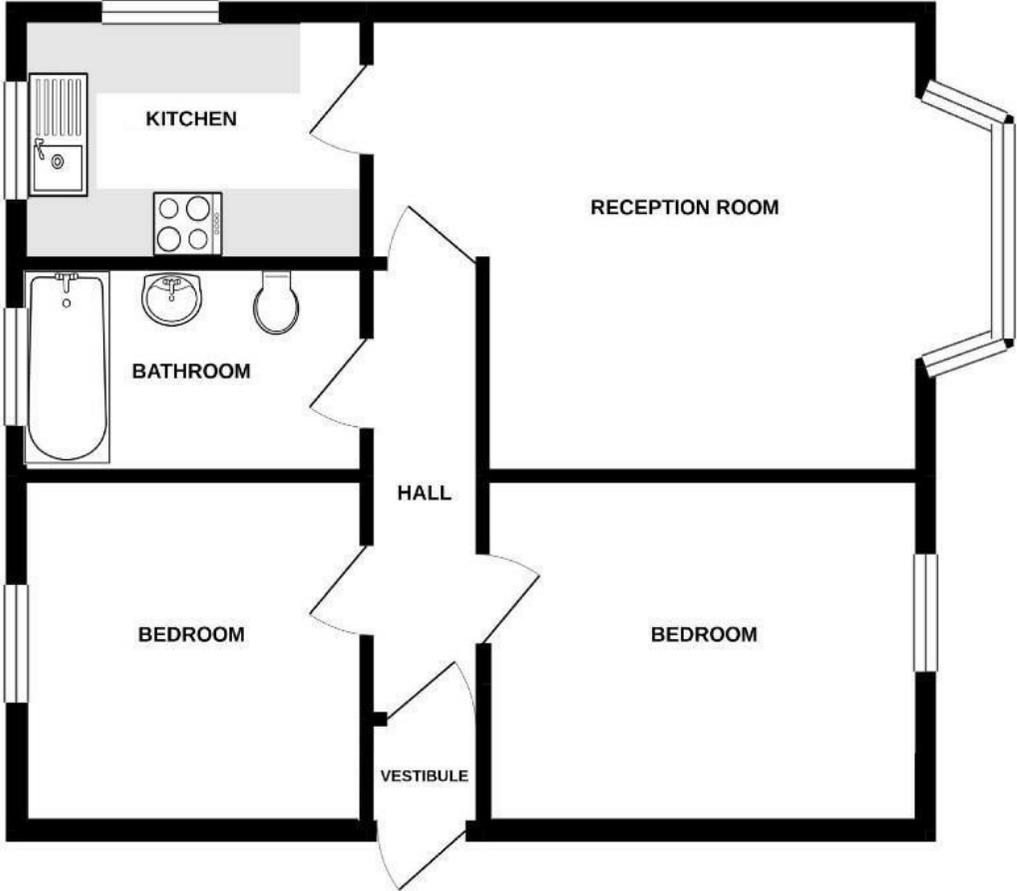
Bathroom



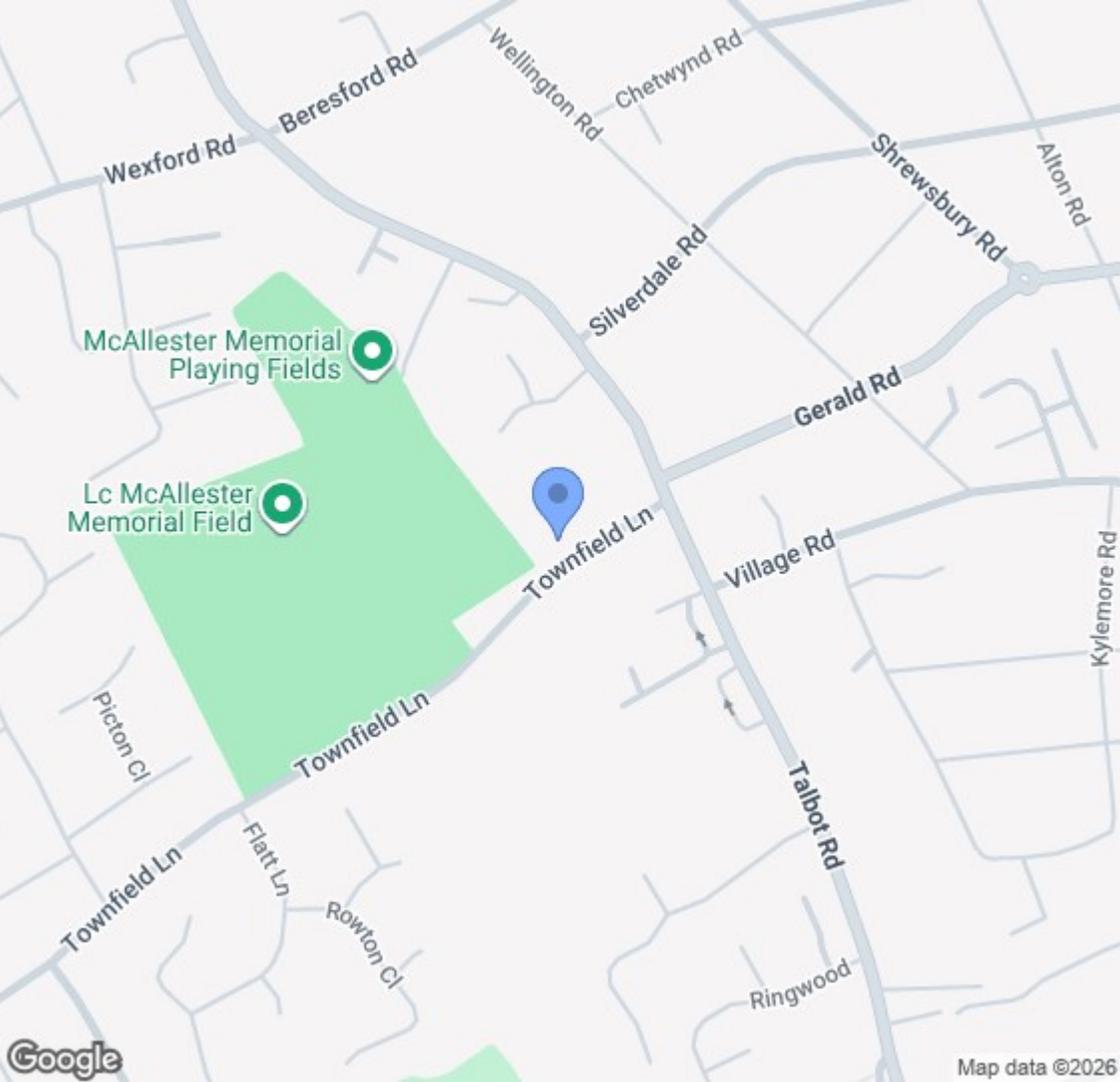
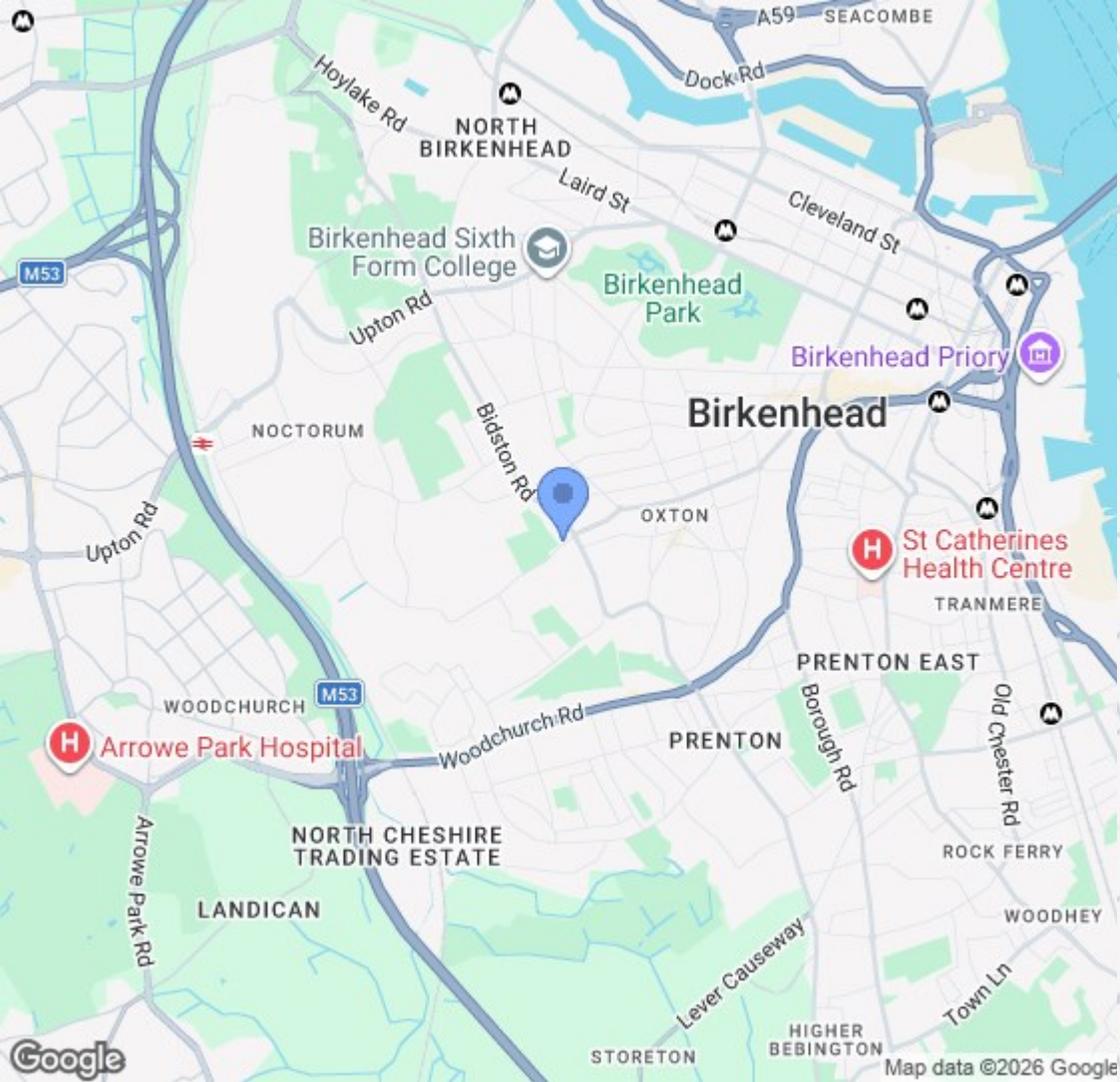


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.



Location Map

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S A L E S & L E T T I N G S

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