



Bryntirion Lodge, Waterford Road, Prenton, CH43 6UU

welcome to

Bryntirion Lodge, Waterford Road, Prenton

Beautifully presented over 55's retirement flat! This beautifully presented upper floor flat offers great living space

in a highly maintained development, with views overlooking the perfectly maintained grounds at Bryntirion Lodge, this is the perfect setting for tranquillity!!



Property Description

Making full use of the views overlooking the well-maintained gardens surrounding Bryntirion Lodge, which capture the sun streaming in on those radiant days. The lounge is spacious enough to combine a dining area, perfect for entertaining family and friends, there is a good-sized kitchen, couple this with a good-sized bathroom and two more than adequate double bedrooms you will be sure to struggle to find anything missing. Call our Prenton office today to arrange a viewing.

70% Shared Ownership.

"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."

Lounge

18' 4" x 13' 7" (5.59m x 4.14m)

With two double glazed windows to front aspect and a feature fireplace.

Kitchen

7' 9" x 7' 4" (2.36m x 2.24m)

With wall and base units with complimentary worktops, sink and drainer, induction hob with electric oven, boiler and double-glazed window to side aspect.

Bedroom One

8' 2" x 14' (2.49m x 4.27m)

With double glazed window to side aspect and built in wardrobes.

Bedroom Two

9' 9" x 9' 4" (2.97m x 2.84m)

With double glazed window to side aspect and a radiator.

Bathroom

6' 10" x 5' 4" (2.08m x 1.63m)

With bath featuring an overhead shower, vanity sink, w/c, extractor fan, radiator, part tiled and with loft access.



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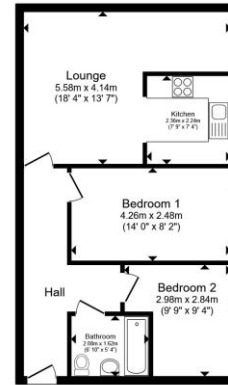
- Two-Bedroom Upper Floor Flat
- 70% Shared Ownership
- Spacious Lounge
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2292.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Jan 2022. 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 53.8 m² (579 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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Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116543 - 0006

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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