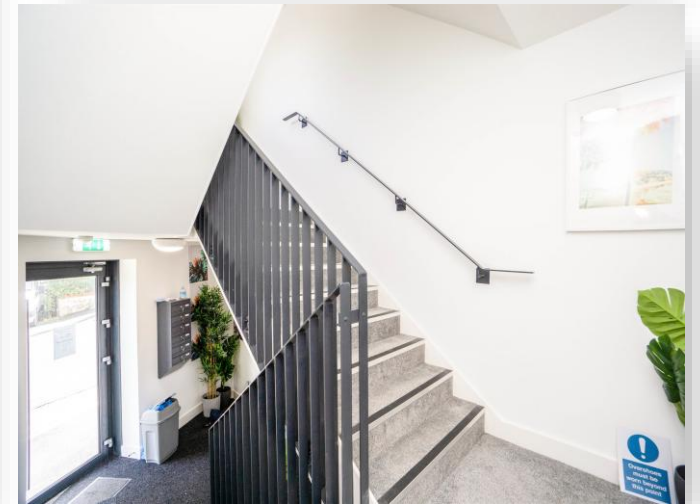




Prenton Court, Elm Road North, Birkenhead, CH42 9PA

welcome to

Prenton Court Elm Road North, Birkenhead

A well-presented two-bedroom flat situated on the highly sought-after Elm Road North, offered for sale with no onward chain and featuring an en-suite, open-plan living space and allocated accommodation.



Agents Note

The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion and will become a member of the management company with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.

Lounge/ Kitchen

17' 9" x 15' 6" (5.41m x 4.72m)

Lounge Area

Double-glazed patio doors to the front with Juliet balcony and electric radiator.

Kitchen Area

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven, induction hob and fridge/freezer.

Bedroom One

16' x 10' 2" (4.88m x 3.10m)

Double-glazed window to the front and radiator.

En-Suite

Comprising shower cubicle, wash hand basin and WC. Electric radiator and extractor fan.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

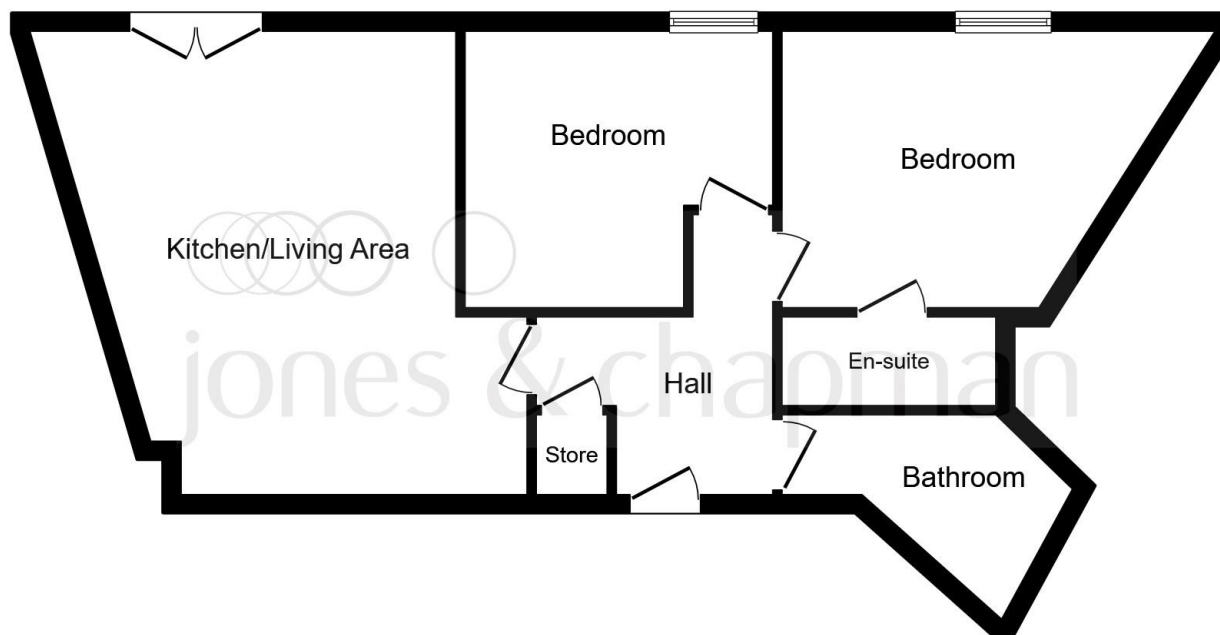
Double-glazed window to the front and electric radiator.

Bathroom

Comprising bath with mixer taps and shower over, wash hand basin and WC. Electric radiator and extractor fan.

Please Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Prenton Court Elm Road North, Birkenhead

- Two-bedroom flat in sought-after location
- Situated on popular Elm Road North, Prenton
- Open-plan lounge/kitchen area
- En-suite to principal bedroom
- Offered with no onward chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116714



Property Ref:
PTN116714 - 0005

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk