



**Yewdale Park, Prenton, CH43 5XD**

**welcome to**

**Yewdale Park, Prenton**

STOP...Look at this perfect show stopping ready to move into two-bedroom apartment.

Rarely does such a luxurious apartment come to the market and this exceptional property stands out from the rest, and is the pick of the bunch! Call to view today to find out why!!!



## Property Description

Yewdale Park is situated close to many local shops, transport links and wonderful schooling. It is also within walking distance into Oxton Village making it the perfect location for all.

Upon entering the entrance hall, you have a large open plan living room which doubles up as a dining area. There is access to the kitchen from here. There is two lovely spacious bedrooms, the master bedroom has fitted wardrobes, and a contemporary bathroom.

The whole flat is bright and airy and has space in abundance! It comes with allocated parking, and is a perfect home for you to settle in.

Book your viewing today with our Prenton Branch.

## Entrance Hall

With radiator and built-in storage shelves.

## Lounge

20' 9" x 14' 7" ( 6.32m x 4.45m )

Double-glazed windows to the front and rear and two radiators. Wall lights, cupboard and television connection point.

## Kitchen

8' 10" x 8' 7" ( 2.69m x 2.62m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer taps and complementary work surfaces. Free standing as cooker and plumbing for a washing machine. Double-glazed window to the front.

## Bedroom One

13' 5" x 8' 1" ( 4.09m x 2.46m )

Double-glazed window to the side, fitted wardrobes and radiator.

## Bedroom Two

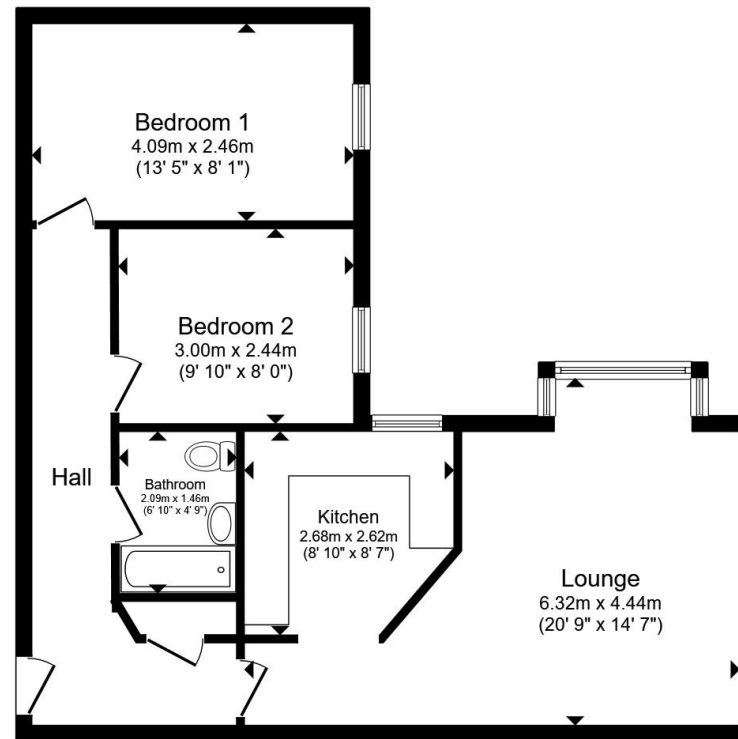
9' 10" x 8' ( 3.00m x 2.44m )

Double-glazed window to the side and radiator.

## Bathroom

6' 10" x 4' 9" ( 2.08m x 1.45m )

Bath with shower over, vanity wash hand basin and WC.



Total floor area 63.1 m<sup>2</sup> (680 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](http://www.propertybox.io)



## Outside Communal Gardens

With well maintained communal gardens.

## Parking

Allocated parking space and further visitors parking by the entrance.



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## Yewdale Park, Prenton

- Two Bedroom Second Floor Flat
- Spacious Lounge
- Kitchen
- Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Mar 1991. 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

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Property Ref:  
PTN116538 - 0002

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