



19 West Knowe, Bidston Road, Oxton

Guide Price £110,000

Brennan Ayre O'Neill

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This is a very comfortable two bedroomed first floor apartment (lift provided) with both modern kitchen and shower room ware. The apartment comes with a balcony (and a pleasant garden view); a nicely proportioned living room and a smart separate kitchen with room enough for a small table for two - and with access to this balcony.

There are two bedrooms, the larger being more than generous in size and at the same time offering plenty of wardrobe and storage (indeed the apartment comes with good storage space).

West Knowe has always proved to be a popular 'warden assisted' development: not least for how the development is managed (Anchor Housing) as much for its internal facilities (laundry, living room areas and guest bedroom subject to availability) and its central position within Oxtou.

Please also take note and indeed comfort from the fact that this apartment comes for sale with no onward property chain or other matters that may often delay a conveyance.

The village shops are nearby; nearer again is St Saviour's Church and the Caernarvon Pub and restaurant. With visitors in mind, the tunnel through from Liverpool is five to ten minutes by car only, as is the motorway spur for Chester.

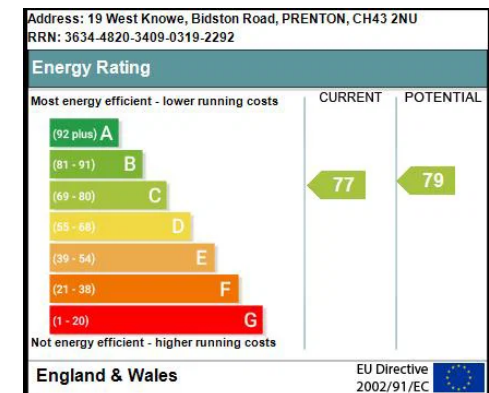
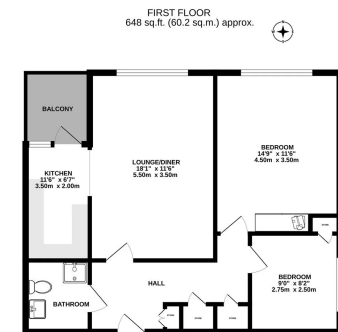
For your directions please Sat Nav: CH43 2NU

Tenure

This apartment has an 88 year lease remaining. The development is age restricted (55 yrs). Monthly current service charges for 2025 will be £384.67 (£4,616.04 pa). This includes the provision of a service manager, central heating and water costs for the apartment, building insurance and general other services including cleaning of communal and exteriors. The freeholders, Anchor Housing will invite you to register with them once an







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