



**The Garth, Waterford Road, Prenton, CH43 6US**

**welcome to**

**The Garth, Waterford Road, Prenton**

Two-bedroom ground-floor flat with large lounge, balcony overlooking gardens and golf course, modern kitchen, shower room, cloakroom with toilet, and two spacious bedrooms. Includes optional off-street parking, two basement spaces, fibre-optic internet, and up-to-date boiler and security maintenance



## Property Description

A beautifully presented two-bedroom ground-floor flat located in the highly desirable Waterford Road area, within walking distance of Oxton Village. This spacious property offers a large lounge with direct access to a generous balcony, overlooking immaculately maintained communal gardens and the golf course, creating a serene and picturesque setting.

Internally, the flat comprises two large double bedrooms, a shower room, a cloakroom with toilet, and a well-appointed kitchen, all tastefully decorated. Optional off-street parking is available at the front of the block, and the property benefits from two allocated parking spaces in the basement. Fibre-optic internet connectivity ensures fast and reliable service, while both the boiler and security system maintenance are up to date, providing peace of mind. Oxton Village is just a short walk away, offering boutique shops, cafés, and restaurants in a vibrant yet relaxed setting.

Excellent transport links, including Birkenhead Park Station (0.9 miles) and Upton Station (0.9 miles), provide easy access to Liverpool and Chester. Local bus routes and the M53 motorway are also nearby for convenient commuting.

Strong school catchment area, including Birkenhead High School Academy (0.5 miles, rated Good) and St Anselm's College (0.6 miles, rated Good), along with independent options such as Birkenhead School (0.3 miles).

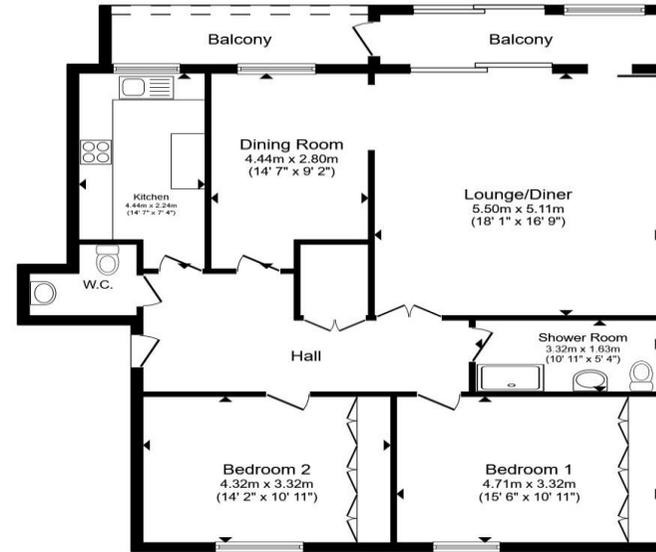
Local amenities include convenience stores, pharmacies & GP practices.

### Entrance Hall

Solid door to the front, radiator and storage cupboard.

### Cloakroom

Comprising WC and wash hand basin. Radiator, extractor fan and medicine cabinet.



Total floor area 105.3 m<sup>2</sup> (1,133 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)



### Lounge

17' 2" x 16' 8" ( 5.23m x 5.08m )

Double-glazed patio door leading to balcony and double-glazed window to the side. Radiator.

### Dining Room

8' 6" x 14' 2" ( 2.59m x 4.32m )

Double-glazed window to the rear and radiator.

### Kitchen

7' 4" x 14' 3" ( 2.24m x 4.34m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob, and central heating boiler. Double-glazed window to the rear.

### Conservatory/ Balcony

5' 2" x 16' 9" ( 1.57m x 5.11m )

Double-glazed Bi-fold doors to the rear

### Bedroom One

14' 2" x 12' 1" ( 4.32m x 3.68m )

Double-glazed window to the front, radiator and built-in storage.

### Bedroom Two

14' 2" x 13' ( 4.32m x 3.96m )

Double-glazed window to the front, radiator and built-in storage.

### Bathroom

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Radiator, medicine cabinet and double-glazed window to the side.

### Outside

with two allocated parking spaces and access to communal gardens.



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## The Garth Waterford Road, Prenton

- Two Large Double Bedrooms
- Spacious Lounge with conservatory style Balcony
- Well-Appointed Kitchen
- Beautiful Communal Gardens
- Prime Location Near Oxton Village

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2556.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116308 - 0004

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