



1 South Hill Grove, Oxton
£250,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

There are various 'features' to look out for during your tour; not least its position and entrance along the drive (see photo) and for the general approach. The, as we have touched on, the entrance up to the apartment.

Within there are some fabulous views both from the living room and the primary bedroom, out southward and over across Prenton with Mountwood Water Tower seen in the background.

The living room is a particularly elegant room with deep floor to ceiling windows central to the room from which to enjoy the view and a fireplace across to the other side of the room.

The kitchen, with its background and skirt lighting is somewhat open plan to the hallway providing an extra feeling of space.

Both bedrooms are to the lower end of the hall and both come with wardrobe furniture in place. Both are serviced by a smart black and white shower room.

The apartment also comes with a dedicated parking space and shares outdoor rear garden space.

There's no onward property chain to this sale and as key holders we can usually escort you around at short notice.

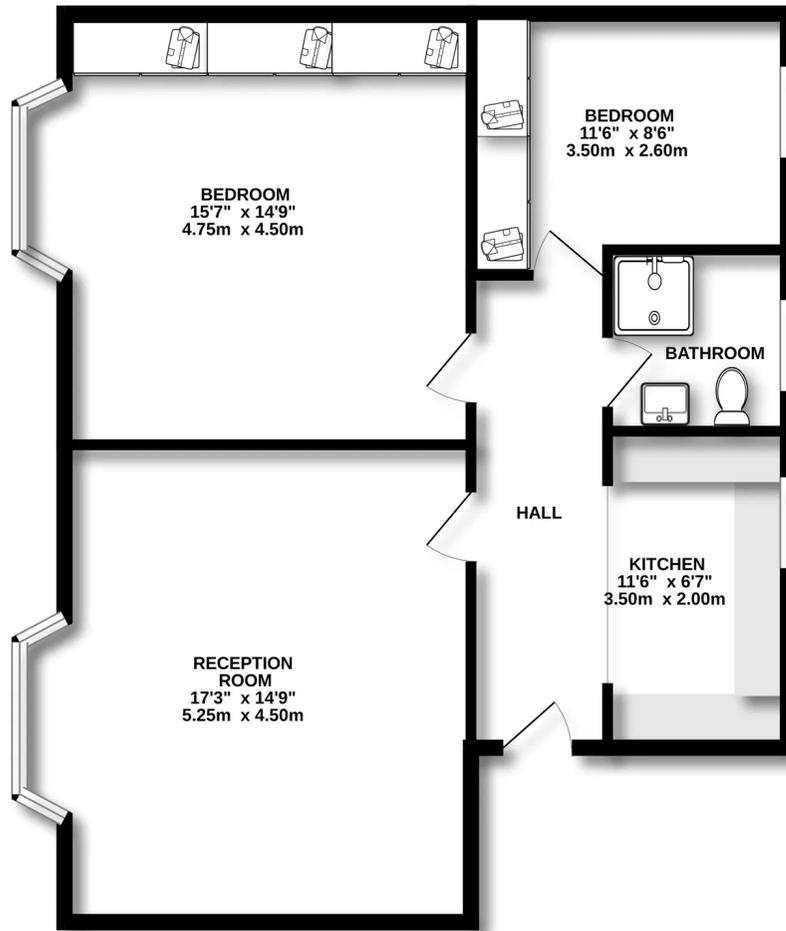
For directions to South Hill Grove please Sat Nav:CH43 5SH - the drive to the property stands on the rise of the slight hill along Fairview Road, about a five minute walk or so to the village only.

The property is leasehold with current service charges of £183 per month and a ground rent payable of just £35 per annum. This is a 999 year lease from 1985.





TOP FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

