



**St. Aidans Court, Prenton, CH43**  
**£115,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A pretty bright spot for the St Aidan's Court development set back off Shrewsbury Road, and certainly for this particular flat which does boast arguably the best view!

Sitting on the first floor, via secure intercom access the flat has newly fitted front door fully compliant with fire and safety regulations and entrance hallway. There's a large living room with the boastful view as well as access through to the kitchen. Fitted units here, modern tiling, space for your washing machine, and space for fridge/freezer, and a good amount of worktop space.

The larger of the bedrooms has wardrobes and a similar view to the living room, whilst the second bedroom sits to the rear of the building. A three piece bathroom completes the tour.

Please note that there is a garage to this particular flats - not all in the block have this addition.

Current service charges sit at £123.19pcm, and there is an annual ground rent of £75 for the apartment, and £75 for the garage. Smith and Sons are the managing agents for the block.

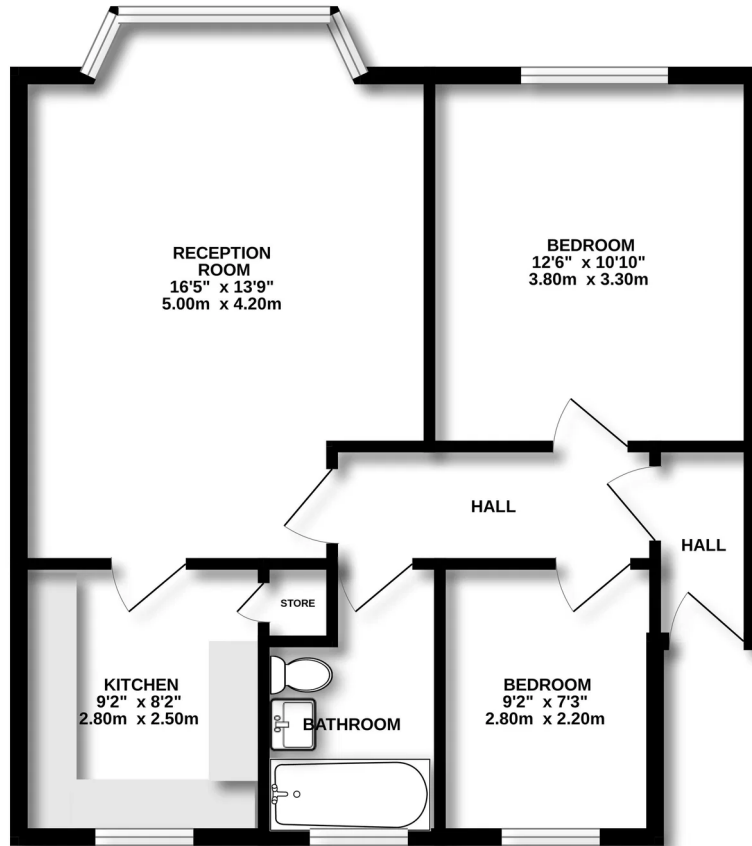
**Council Tax Band: A**





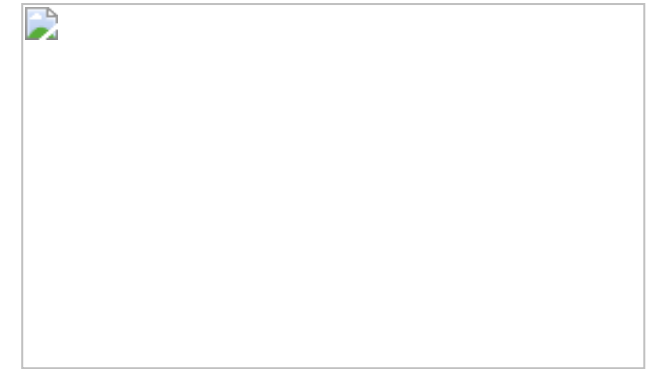



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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