



**Prenton Court, Elm Road North, Birkenhead, CH42 9PA**

**welcome to**

**Prenton Court Elm Road North, Birkenhead**

The Perfect First-Time Buy, Investment or Downsizer in a Prime Location! This spacious first floor two-bedroom apartment offers the perfect blend of convenience and comfort. Boasting allocated parking, a generous kitchen/lounge/diner, en-suite to the principal bedroom, and excellent transport links.



### Entrance Hall

With solid front door, airing cupboard, electric radiator and washing machine plumbing.

### Kitchen/Lounge/Diner

19' 3" x 14' 2" ( 5.87m x 4.32m )

With floor and wall cabinets, countertops, sink and drainer, electric radiator, induction hob and electric oven, fridge and freezer, dishwasher and double glazed window to front aspect.

### Bedroom One

16' 4" x 10' 2" ( 4.98m x 3.10m )

With double glazed window to front aspect, electric radiator and built in wardrobes.

### En Suite

With wash hand basin, w/c and shower cubicle.

### Bedroom Two

13' 3" x 7' 3" ( 4.04m x 2.21m )

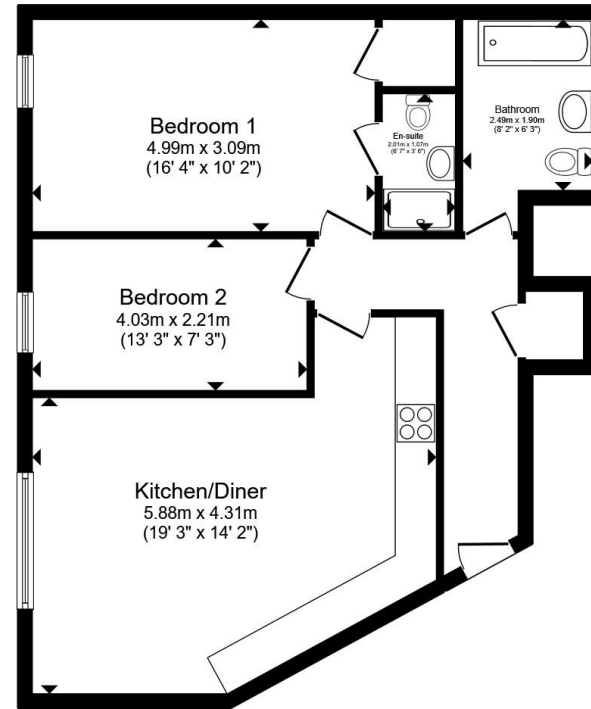
With double glazed window to front aspect and electric radiator.

### Bathroom

With bath with mixer tap, wash hand basin, w/c, part tiled extractor fan and electric radiator.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 68.1 m<sup>2</sup> (734 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)

  
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## Prenton Court Elm Road North, Birkenhead

- First Floor Flat
- Two Bedrooms
- Open Plan
- Kitchen/Lounge/Diner
- En-suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. 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:  
PTN116839 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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