



**Vyner Court, Vyner Close, Bidston, Prenton, CH43 7XL**

**welcome to**

**Vyner Court Vyner Close, Bidston Prenton**

Two-bedroom first-floor flat overlooking communal gardens and golf course, with spacious lounge/diner, large kitchen, bathroom, two double bedrooms, communal parking, and private double garage. Close to transport links, shops, and sought-after schools.



## Property Description

A spacious two-bedroom first-floor flat overlooking the communal gardens and golf course, featuring a large lounge/dining area, two generous double bedrooms, a modern kitchen, family bathroom, and the added benefit of communal parking and a private double garage.

Part of a well-maintained development, this flat offers excellent views and a peaceful setting. The property enjoys comfortable living space and functional layout, perfect for professionals, couples, or investors seeking a reliable rental opportunity.

Location Highlights:

Transport links: The nearest stops (Noctorum Lane bus stops, ~200–400m) are well-served, while Upton Station (~1.2 km) and Birkenhead North Station (~1.7 km) provide regular direct services to Liverpool and Chester. , Amenities: Within 0.5 miles, you'll find a local Asda supermarket, village shops, convenience stores, cafes, pharmacies, and GP practices—amenities that cater to everyday needs.

Schools: Catchment area includes Holy Cross Catholic Primary (0.4 mi, Good), Bidston Avenue Primary (0.4 mi), St Anselm's College (1.1 mi, Good), Birkenhead High School Academy (1.1 mi, Good), and independent Birkenhead School. This flat combine generous living space, attractive communal grounds, and strong connectivity—all within a sought-after Prenton location.

## Entrance Hall

Solid entrance door and electric meter cupboard.

## Study

6' 1" x 5' 8" (1.85m x 1.73m)

## Lounge

15' 3" x 19' 6" (4.65m x 5.94m)

Double-glazed patio door leading to the balcony, and radiator.

## Dining Room

9' 2" x 12' 2" (2.79m x 3.71m)

Double-glazed bay window to the rear, radiator and window serving hatch.

## Kitchen

11' 4" x 13' 2" (3.45m x 4.01m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and hob. Central heating boiler and radiator. Double-glazed window to the side.

## Bedroom One

11' 4" x 15' 6" (3.45m x 4.72m)

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

## En-Suite

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Double-glazed window to the front.

## Bedroom Two

15' 6" x 9' (4.72m x 2.74m)

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

## Bathroom

Partially tiled bathroom comprising bath and wash hand basin. Radiator and double-glazed window to the rear.

## Separate Cloakroom

Comprising WC, radiator and double-glazed window to the rear.

## Double Garage

9' 5" x 30' (2.87m x 9.14m)

With electric door.



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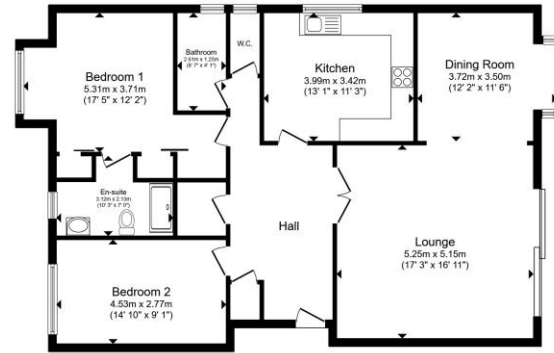
- Spacious Lounge/Dining Area
- Two Large Double Bedrooms
- Excellent-Sized Kitchen
- Family Bathroom
- Communal Parking & Private Double Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 980.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jul 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 112.3 m<sup>2</sup> (1,209 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

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# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116358 - 0011

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