



Hornby Avenue, Bromborough

£110,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented modern ground floor flat is ready to move straight into, offering stylish, low-maintenance living in a peaceful setting. The property welcomes you through a bright entrance hall that leads into a spacious lounge, perfect for relaxing or entertaining. An attractive open archway creates a seamless flow into a cute, contemporary kitchen, thoughtfully designed with modern fittings and ample storage — ideal for everyday cooking and hosting alike.

There is a stunning wet room and there are also two well-proportioned bedrooms, both benefiting from built-in wardrobes to maximise space and organisation. Each bedroom enjoys a pleasant outlook over the green communal space to the rear of the building, providing a lovely sense of privacy and tranquillity.

Externally, the apartment is complemented by communal parking to the front, ensuring convenient access for residents and visitors. It also comes with a handy garage offering both secure parking and generous storage space.

The property is leasehold with a service charge of approx £80 per month.



Hallway

16'4" (4.98m) x 3'0" (0.91m)

Lounge

18'8" (5.69m) x 13'0" (3.96m)

Kitchen

11'4" (3.45m) x 5'4" (1.63m)

Bedroom One

11'10" (3.61m) x 9'10" (3m)

Bedroom Two

12'5" (3.78m) Max x 10'5" (3.18m) Max

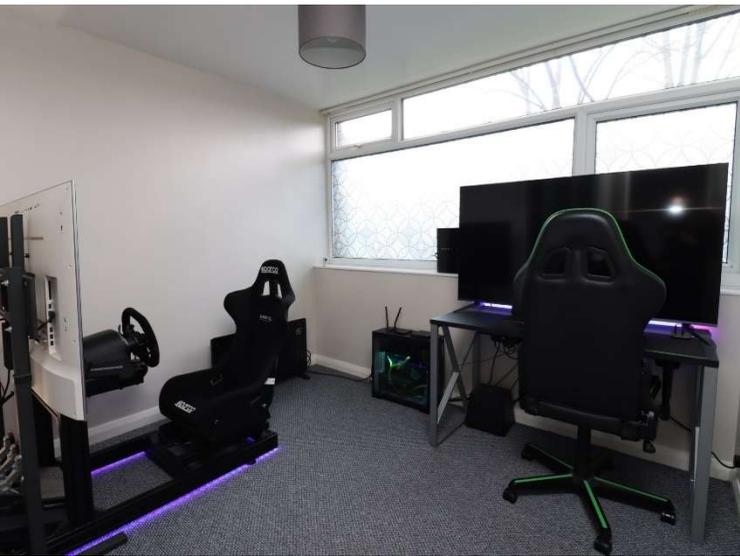
Wet Room

6'1" (1.85m) x 5'4" (1.63m)

Garage

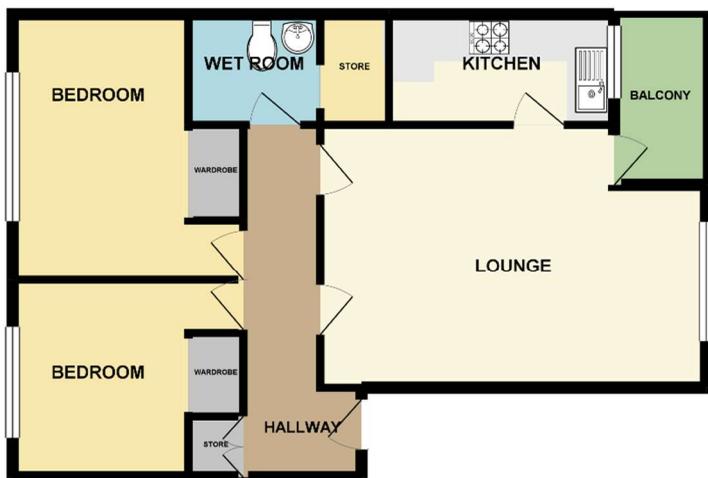
17'0" (5.18m) x 9'0" (2.74m)







GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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