



Village Court, Village Road, PRENTON, CH43 6XN

welcome to

Village Court Village Road, PRENTON

Convenient and chain-free! This one-bedroom upper floor flat in the heart of Oxton Village offers a spacious lounge, separate kitchen and bathroom – perfect for first-time buyers, downsizers or anyone wanting village life on their doorstep.



Lounge

13' 10" x 12' 3" (4.22m x 3.73m)

With double glazed window to front aspect and electric radiator.

Kitchen

10' 5" x 6' 11" (3.17m x 2.11m)

With wall/base units and countertops, induction hob and electric oven, sink and drainer, fridge and freezer, sink and drainer and double-glazed window to side aspect.

Bedroom One

9' 7" x 8' 6" (2.92m x 2.59m)

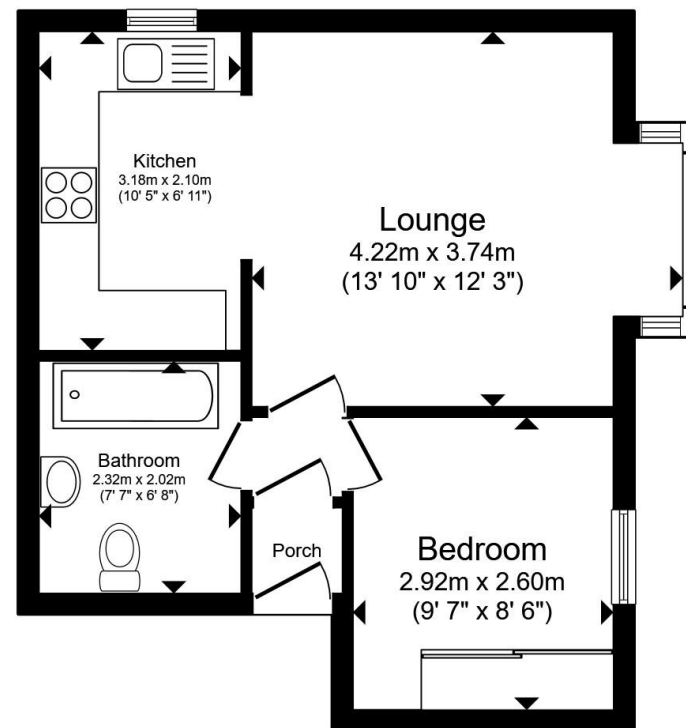
With double glazed window to front aspect, electric radiator and built in wardrobes.

Bathroom

With bath with mixer tap and overhead shower, wash hand basin, w/c and storage cupboard.

Please 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 & 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 35.2 m² (379 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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Village Court Village Road, PRENTON

- One Bedroom Upper Floor Flat
- Spacious Lounge
- Kitchen
- Bathroom
- Residential Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1236.00

Ground Rent: 35.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116728 - 0005

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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