Roselands Court Egerton Park,Rock Ferry Birkenhead CH42 4RA

jones & chapman

welcome to

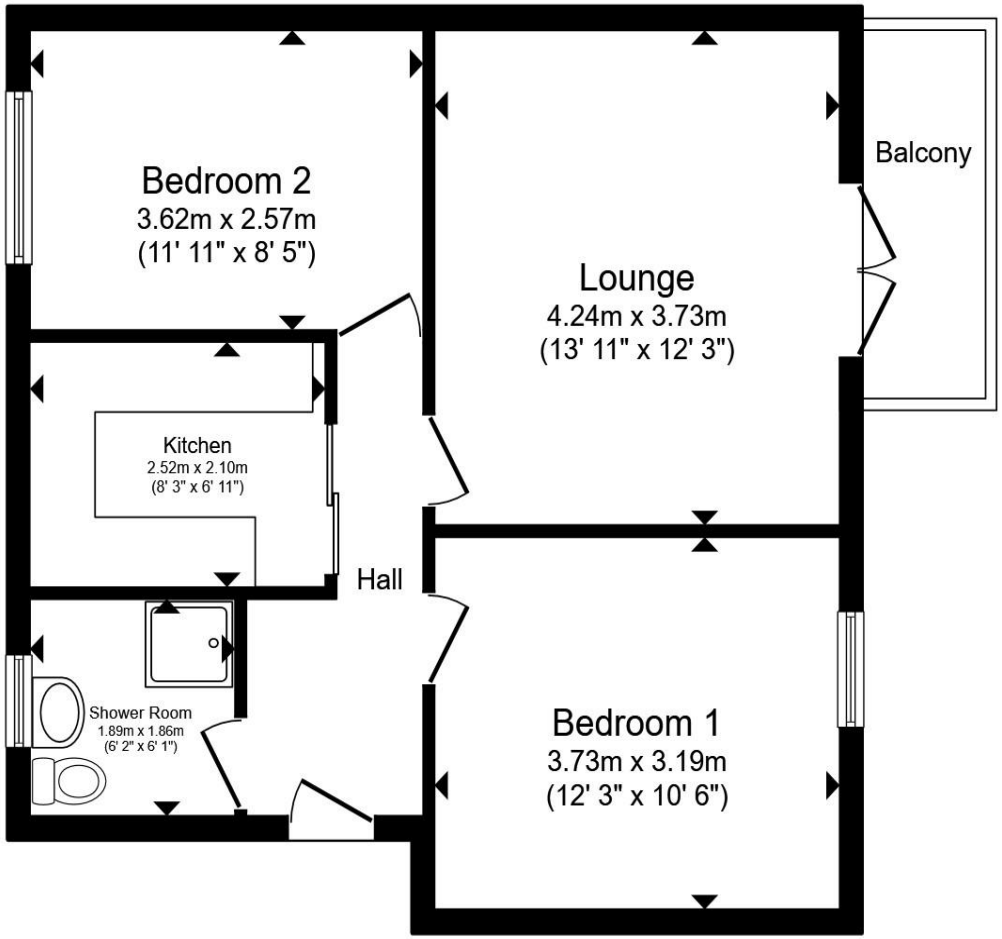
Roselands Court Egerton Park, Rock Ferry Birkenhead

Situated within the popular Roselands Court, Egerton Park, this well-maintained first-floor apartment offers comfortable and convenient living in a highly desirable residential location.

The property comprises a welcoming entrance hall, a bright and spacious lounge with access to a private balcony, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room. Neatly presented throughout, the apartment is ready for its next owner to move straight into and enjoy.

Ideally located close to local amenities and transport links, the property is perfectly suited to a variety of buyers. Whether you're taking your first step onto the property ladder, looking to downsize, or searching for a solid investment opportunity, this fantastic apartment is not to be missed. No Onward Chain!

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.



Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Shower Room

Total floor area 53.1 m² (572 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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Roselands Court Egerton Park, Rock Ferry Birkenhead

- Two-bedroom first-floor apartment
- Beautifully presented throughout
- Private balcony accessed from the lounge
- Modern shower room
- Offered for sale with no onward chain

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 660.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000

Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116919

The Property Ombudsman

Property Ref:
PTN116919 - 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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