



Edmund Court, Magazine Road

£775 PCM



LESLEY HOOKS
ESTATE AGENTS





This charming two-bedroom ground floor flat, offers a perfect blend of comfort and convenience. As you step through the front door, you're greeted by a welcoming hallway that leads you into the heart of the home. The kitchen dining room, thoughtfully designed, provides a warm and inviting space for both cooking and sharing meals. There are two bedrooms, each offering a cosy retreat for relaxation. The bathroom, elegantly appointed, ensures a comfortable and stylish experience. With an emphasis on practical living, the ground floor location adds accessibility and ease to your daily routine. Completing the package is the convenience of allocated parking, ensuring you always have a dedicated space for your vehicle. Ideally situated with Bromborough retail park just a few minutes walk away offering an array of shops, restaurants and leisure pursuits. Council tax band A. Energy rating C.



Entrance Hallway

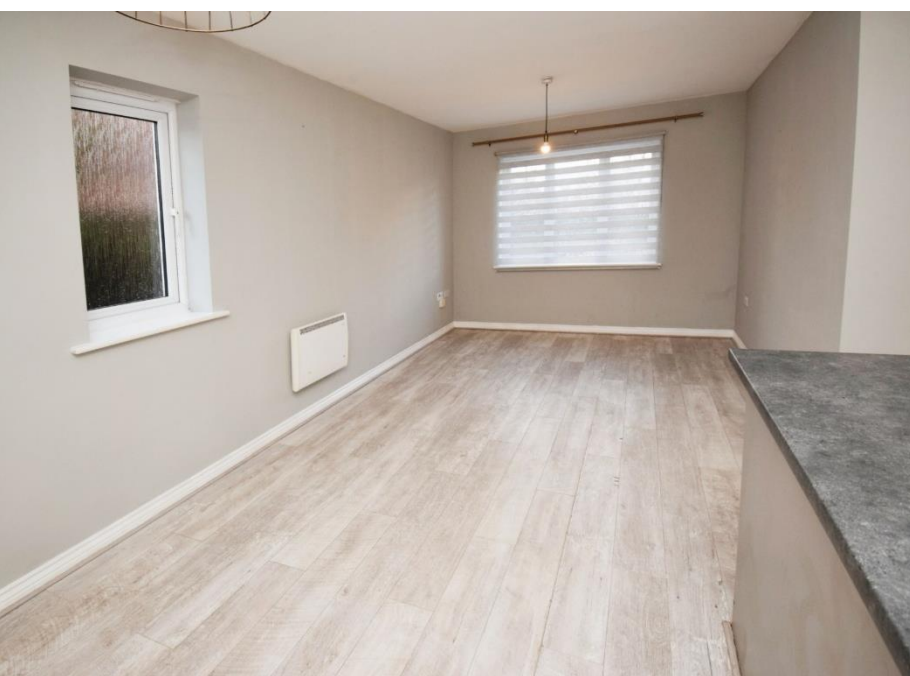
11'9" (3.58m) x 3'6" (1.07m)

Lounge Dining Room

19'0" (5.79m) x 10'2" (3.1m)

Kitchen

9'0" (2.74m) x 10'3" (3.12m) Max



Bedroom One

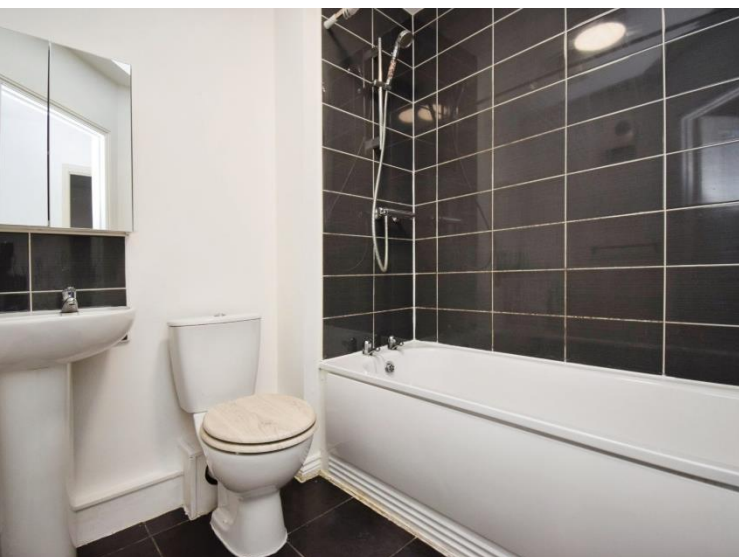
10'8" (3.25m) x 8'11" (2.72m)

Bedroom Two

9'10" (3m) x 7'3" (2.21m)

Bathroom

6'6" (1.98m) x 6'5" (1.96m)



Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.

Wirral, Merseyside, CH63 7PH