





Grange Road West,Prenton CH43 4XB

jones & chapman

welcome to

Grange Road West, Prenton

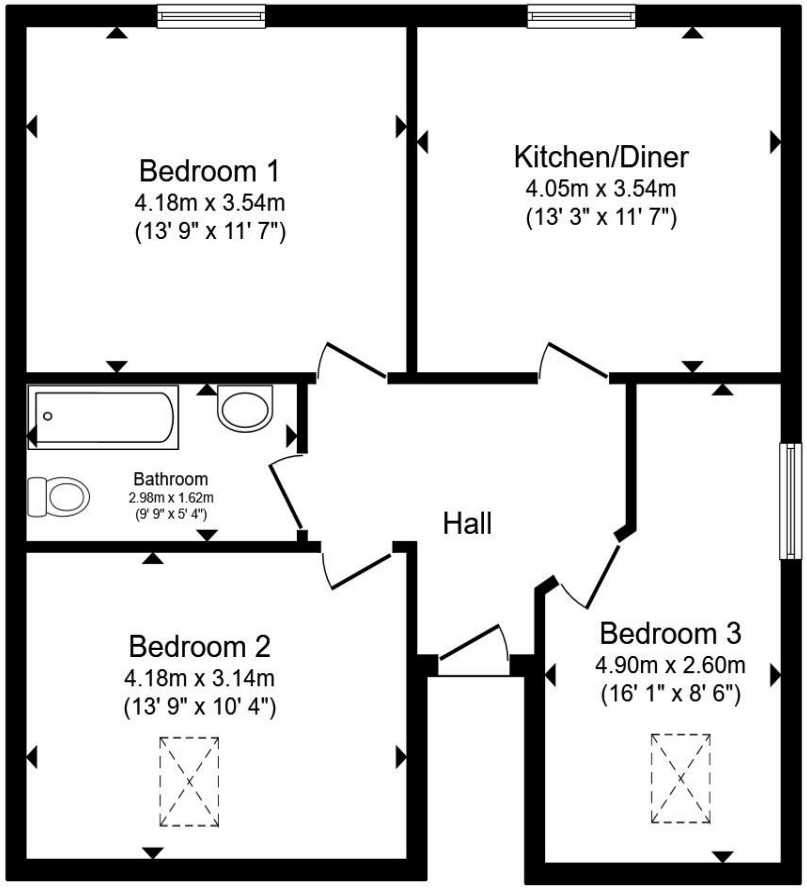
Welcome to a wonderfully versatile & neatly presented top-floor flat that offers more space than you might expect at first glance. With the option of 2 or 3 double bedrooms, this home adapts beautifully to your needs, whether you're looking for generous sleeping space, an office, or additional living area.
At the heart of the property is an open-plan kitchen/diner/lounge, creating a warm & sociable environment that's perfect for everyday living. Whether you're cooking, relaxing, or entertaining friends, this multifunctional space brings everything together with ease.
The flat also features a well-kept family bathroom & 3 double bedrooms, offering plenty of flexibility for families, sharers, or anyone seeking room to grow. Its top-floor position adds a sense of privacy & calm, making it a delightful retreat from the bustle of daily life.

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.
Agents Note: The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion & will become a member of the management company with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer & seek confirmation of lending ability before proceeding.









Floor Plan

Total floor area 67.4 m² (725 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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Bedroom Three / Lounge
16' 1" x 8' 6" (4.90m x 2.59m)

Kitchen/ Diner
13' 3" x 11' 7" (4.04m x 3.53m)

Bedroom One
13' 9" x 11' 7" (4.19m x 3.53m)

Bedroom Two
13' 9" x 10' 4" (4.19m x 3.15m)

Bathroom

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- Share of Freehold
- Versatile layout
- Spacious open-plan kitchen/diner/lounge
- Well-presented family bathroom
- Top-floor position offering privacy and tranquillity

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1980.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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

view this property online jonesandchapman.co.uk/Property/PTN116632

The Property Ombudsman

Property Ref:
PTN116632 - 0008

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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