



Market Court, Oliver Street, Birkenhead, CH41 6BB

welcome to

Market Court Oliver Street, Birkenhead

An ideal first-time buyer or investment opportunity, this one-double-bedroom upper-floor flat in Market Court, features an open-plan lounge/kitchen and a modern bathroom. Its prime location offers excellent access to local amenities and transport links, perfect for a professional couple or investor.



Kitchen/ Lounge

15' 3" x 13' 6" (4.65m x 4.11m)

Comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob, fridge/freezer and dishwasher. double-glazed window to the rear.

Bedroom

11' 2" x 9' 7" (3.40m x 2.92m)

Double-glazed window to the rear and electric heater.

Bathroom

Three-piece bathroom suite comprising bath with mixer taps and shower over, WC and wash hand basin set within vanity unit. Storage cupboard, extractor fan and electric heater.

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.



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.focalagent.com



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Market Court Oliver Street, Birkenhead

- One Double Bedroom
- Open-Plan Living
- Excellent Transport Links
- Prime Location
- Ideal for First-Time Buyers/Investors

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 768.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116017 - 0006

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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