



## Homebank House, Bidston Road, Oxton

Guide Price **£79,950**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

SERIOUS ATTENTION PLEASE to appreciate this ONE OFF apartment within Oxton. That's because SIZE does matter. This is the only apartment in this development of its size - it's very impressive XXL size; competing favourably with any warden or non warden local two bedroomed purpose built apartments costing nearly twice the amount - except, of course, this is one bedroomed, not two.

But a grand bedroom it is; so too the kitchen with dining room, the living room (compared to the living room floor area generally within Homebank House) and the storage too...

More than this, this apartment basically has its own front door - so if you didn't feel like socialising with your neighbours at the communal entrance and preferred to get straight 'home'; then there's a door directly from the car park to the apartment. In fact your parked car is less than a hop, skip and a jump away - so much easier to transport your Sainsbury's bags to the kitchen.

Also take note please of the open aspect view from both bedroom and living room. An aspect that looks down upon some communal garden boundaries - a view which is south westerly and private..

Homebank House stands opposite St Saviour's Church and The Caernarfon public house with restaurant. The village and all its shops is two minutes by car. A bus service runs along Bidston Rad whilst for visitors, the motorway is certainly no more than 10 mins. For directions please Sat Nav: CH43 2GB

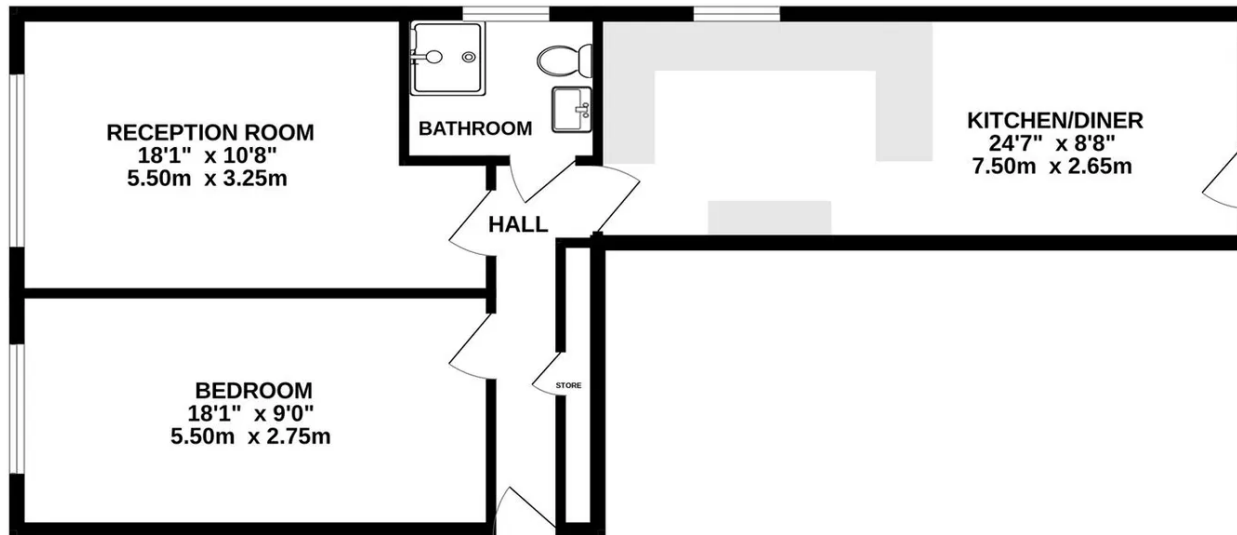
#### Tenure

Homebank House offers leasehold apartments for sale. This apartment has 58 years to run on a 99 year lease. Current service charges are £3,600 per annum. This includes a Warden, (manager is on call 8.30am - 4.00pm Mon - Friday), a pull chord emergency service, lift, laundry facilities, communal living room and building insurance. The development is age restricted to 60 years and above please. (if a joint purchase the second owner can be over 55 years old). There is a ground rent of £550





GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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