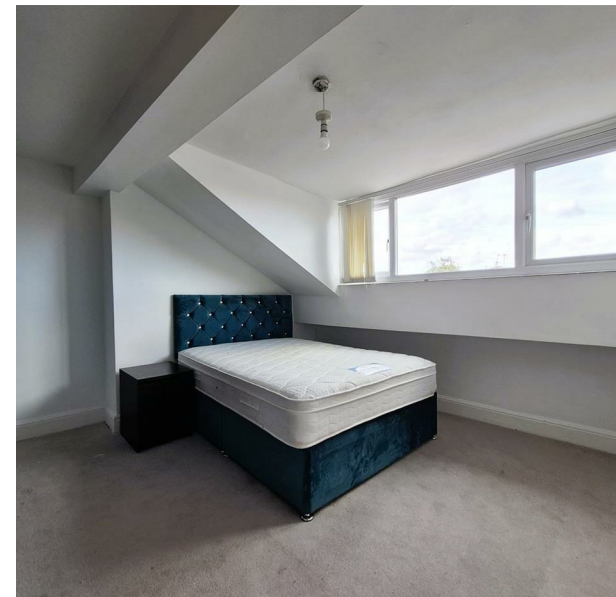
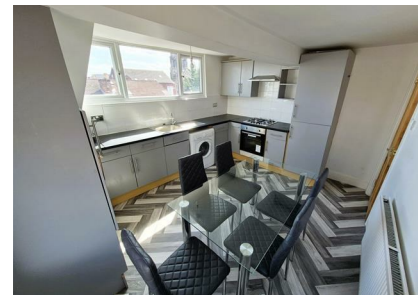


Flat 4, Euston Grove, Prenton, CH43 4TZ

£87,500

Council Tax Band: A



Occupying the top floor of this lovely property, Flat 4 offers good sized rooms for a first-time buyer or a great property for an investor either looking to start on their journey or add to their portfolio.

Offering a large double bedroom plus a smaller box room for occasional sleeping or use as an office, storage or craft room.

The large, fitted kitchen overlooks the rooftops and onwards to the impressive Liverpool skyline.

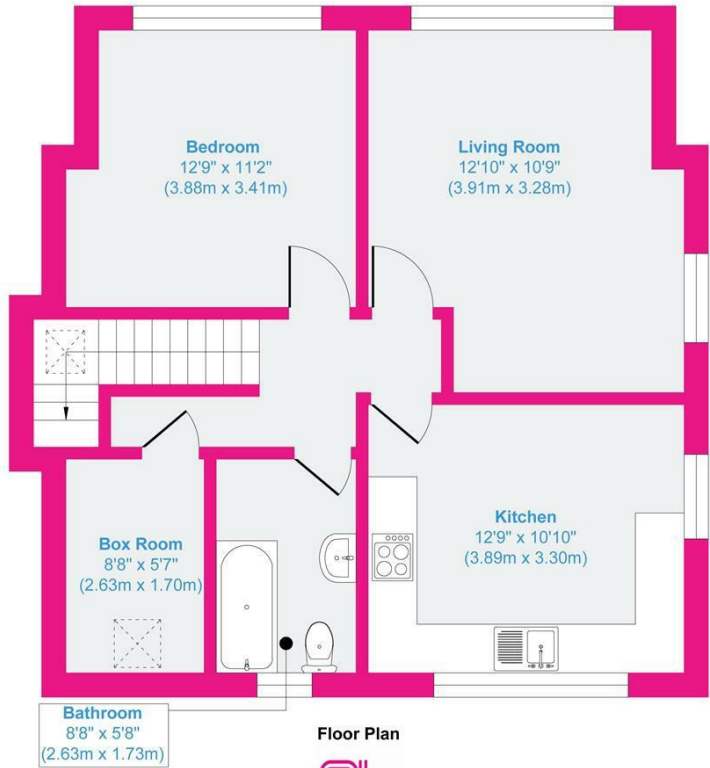
There is a 900+ year lease with associated peppercorn rent (which in reality is never collected), plus no additional service charges currently on the property.

Euston Grove is a sought-after location, providing a peaceful residential atmosphere while being within easy reach of local amenities and transport links. This home is perfect for first-time buyers, couples, or anyone looking to enter the rental market as a first time landlord or to expand your current portfolio.

In summary, this Victorian house on Euston Grove presents an excellent opportunity for those seeking a charming and manageable home in a desirable location. Don't miss the chance to make this lovely property your own.

Tenure: Leasehold
Council Tax: A
Lease: 999 years from 1 November 1990 (approximately 963 years remaining).
Ground Rent: One peppercorn per year, if demanded.
Service Charge: not at the moment but the lease requires maintenance costs for the communal areas

Flat 4, 33 Euston Grove, Wirral, CH43 4TZ



Floor Plan

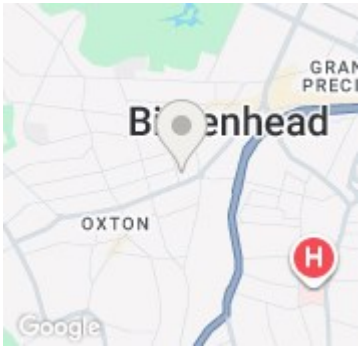


Approx. Gross Internal Floor Area 639 sq. ft / 59.45 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Open House West Wirral



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		