



**Osborne Court Pool Bank, Wirral, CH62 5AY**

**welcome to**

**Osborne Court Pool Bank, Wirral**

OVER 55s. Two-bedroom ground floor flat, boasting its own entrance, two double bedrooms and double patio doors leading onto communal ground and grassy garden. Benefitting from all the advantages of the Osborne Court complex but with more independence.



## Property Description

All the doors in the property have been widened to accommodate a wheelchair, including the private front door. Entering the property the two double bedrooms are on either side of the hallway. The larger of the bedrooms is also equipped with an in-built wardrobe with sliding doors offering ample storage space. Servicing the bedrooms is a large family bathroom with three-piece suite. There is a large storage cupboard accessed via the hall. The living room is a generous size comfortably accommodating multiple settees as well as a dining table and chairs. Double patio doors lead out into the communal courtyard/gardens. The kitchen has plenty of counter and cupboard space for all your culinary needs, including integrated appliances like fridge freezer. Completing the accommodation and setting the property apart from its neighbours is the additional w/c and wash basin off the hall.

There are a host of benefits to the Osbourne Court complex which include; secure resident parking, an on-sight handyman, kitchens to preorder weekly dinners and events hosted in the communal sitting rooms, and much more.



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welcome to

## Osborne Court Pool Bank, Wirral

- Two double bedrooms
- Resident parking
- OVER 55s
- Social community/events
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 984.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Floor Plan

Total floor area 83.9 m<sup>2</sup> (904 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.co.uk



# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110516 - 0002

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