



Cearns Road, Oxton, Prenton, CH43 1XF

welcome to

Cearns Road, Oxton Prenton

Welcome to this gorgeous first-floor apartment in a beautifully converted building on one of the peaceful leafy streets surrounding Oxton Village.

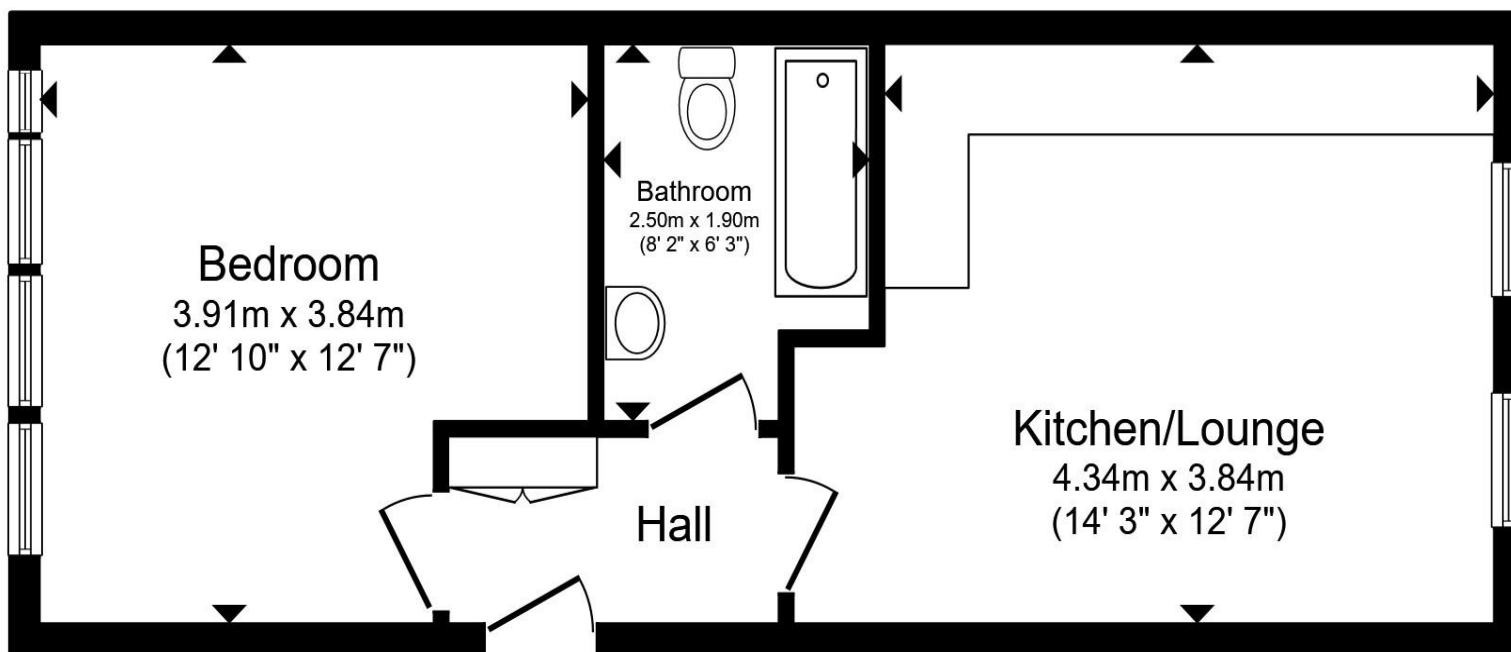
If you are looking for your little corner of the world to make your own, you have found it, and whether you are downsizing or looking for your first ever home you are sure to feel at peace in this elegant sanctuary.

The rooms of the apartment are well-sized and well-proportioned, the grounds quiet and well-maintained, set far back from the road and with ample resident parking. The property itself is immaculate: you don't have to fret about organising work to be done but instead can move straight in and begin the fun of furnishing, decorating and creating the place that makes you happy to be home.

For those who want to be in as soon as possible you will be delighted to learn that the property is being sold with no onward chain, so if you want to soon be walking home from Oxton Village with Christmas parcels in your arms, book a viewing today!

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.





Entrance Hall

Kitchen/Lounge

14' 3" x 12' 7" (4.34m x 3.84m)

Bedroom

12' 10" x 12' 7" (3.91m x 3.84m)

Bathroom

Communal Areas

Total floor area 39.7 m² (428 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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Cearns Road, Oxton Prenton

- First Floor Apartment
- One Bedroom
- Modern Kitchen
- Communal Gardens
- Resident Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1108.64

Ground Rent: 233.97

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116335



Property Ref:
PTN116335 - 0005

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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jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk