



**Ennisdale Drive, Wirral CH48 9UB**

**welcome to**

**Ennisdale Drive, Wirral**

This great apartment located in this sought after development offers you good sized rooms with the benefit of a large garage. Offered with vacant possession, don't miss the chance to own this home, call us today.



## **Property Description**

The central communal entrance which has been re-furbished leads to stairs leading to the first floor.

The apartment itself has an entrance hall with access to the loft space.

The main living room is a large reception area and the picture window to the front provides good light and an open view down Woodland Road.

To the rear is a fitted kitchen with space for a small dining table.

The two bedrooms are both doubles and there is also a wetroom.

This great apartment is ready for its new owner, so call us today and make an appointment.

### **Entrance Hall**

### **Living Room**

17' 5" x 12' 8" ( 5.31m x 3.86m )

### **Kitchen**

9' 6" x 8' 7" ( 2.90m x 2.62m )

### **Bedroom One**

12' 9" x 12' 1" ( 3.89m x 3.68m )

### **Bedroom Two**

13' 10" x 8' 4" ( 4.22m x 2.54m )

### **Wet Room**

8' 4" x 7' 2" ( 2.54m x 2.18m )



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## Ennisdale Drive, Wirral

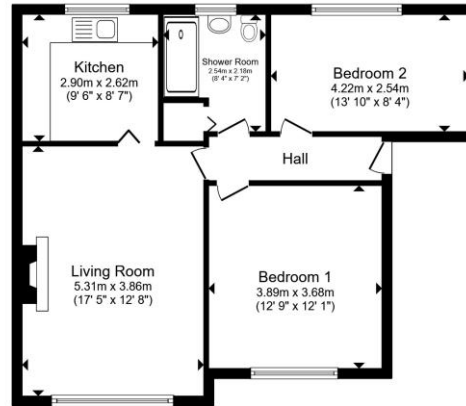
- Excellent first floor apartment
- Two double bedrooms
- Lounge and fitted Kitchen
- Communal gardens and Garage
- Double glazed and central heating

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1380.00

Ground Rent: 1272.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 64.3 m<sup>2</sup> (692 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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# £167,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE106363 - 0003

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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