



Constables
SALES & LETTINGS

Claughton Firs

Oxon, Prenton

£130,000

Constables is delighted to offer for sale this spacious second floor apartment situated in a prime location in central Oxtown Village.

The accommodation is well-presented and comprises; entrance hallway, open plan kitchen-living room with integrated oven and hob, two bedrooms and a shower room. There is a private road off Christchurch Road that leads to the car park at the rear where there is an allocated parking space. Oxtown village is incredibly vibrant with a number of restaurants, bars and independent shops. The property is also close to transport links and is ideally placed for commuting to Liverpool. The property is offered for sale with no onward chain and early viewing is essential.





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- Spacious Second Floor Apartment
- Open Plan Kitchen-Living Space
- No Onward Chain
- Central Oxtown Village Location
- Private Car Park with Allocated Parking Space
- Tenure: Leasehold
- Two Bedrooms
- Gas Central Heating
- Council Tax Band: A

Lease Information

Lease Term: 999 years from
October 2015.

Service Charge: £498 per quarter
 (£1992 per annum)

Management Company: GMC
Property Management

Hallway

Kitchen-Living Room

18'9" x 12'9" (5.72m x 3.9m)

Bedroom One

12'8" x 11'9" (3.86m x 3.58m)

Bedroom Two

12'8" x 6'9" (3.86m x 2.06m)

Bathroom

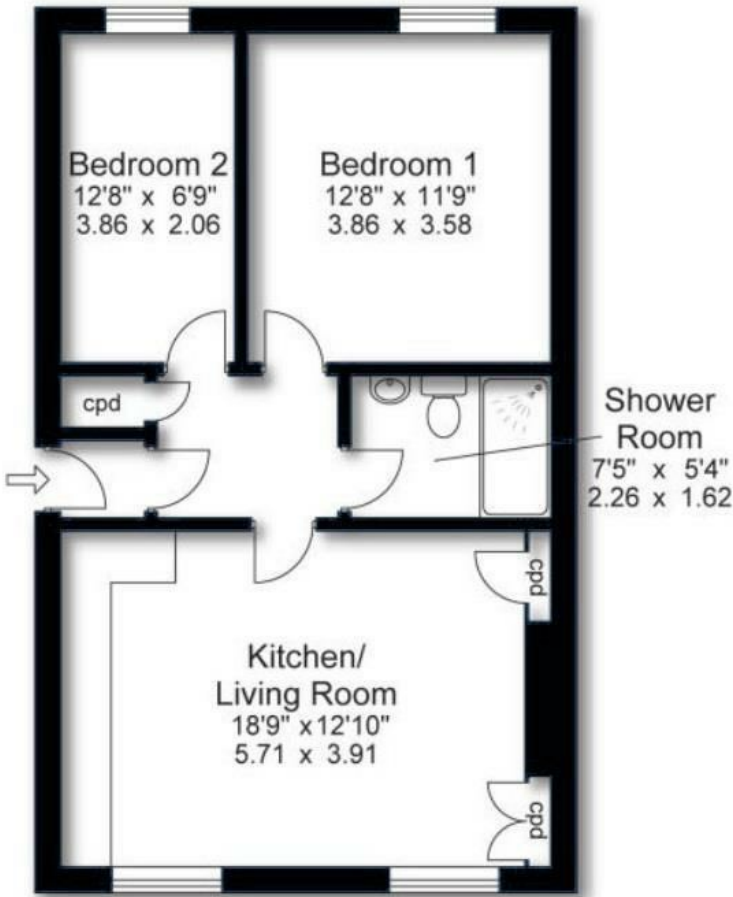
7'5" x 5'4" (2.26m x 1.63m)



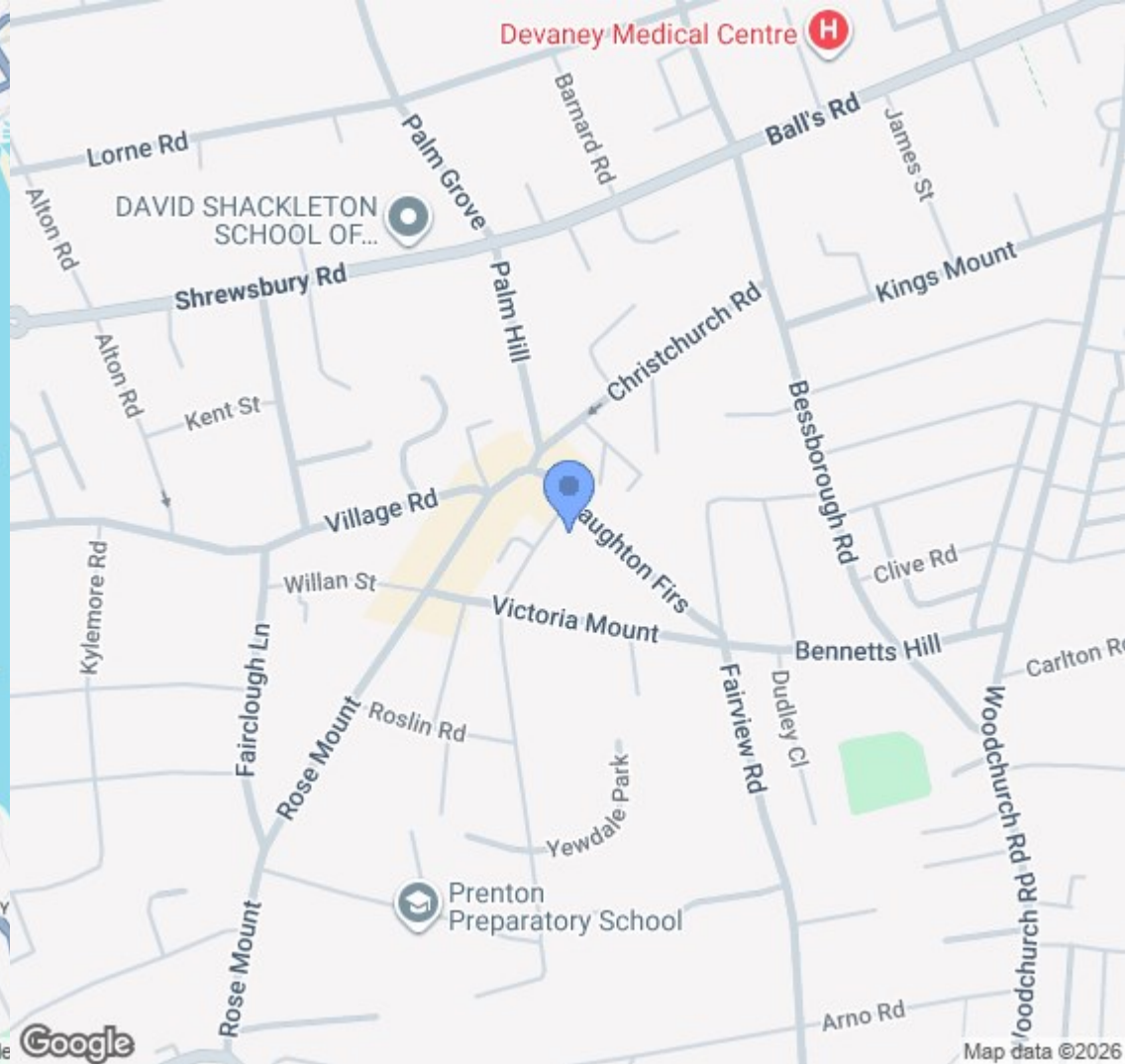
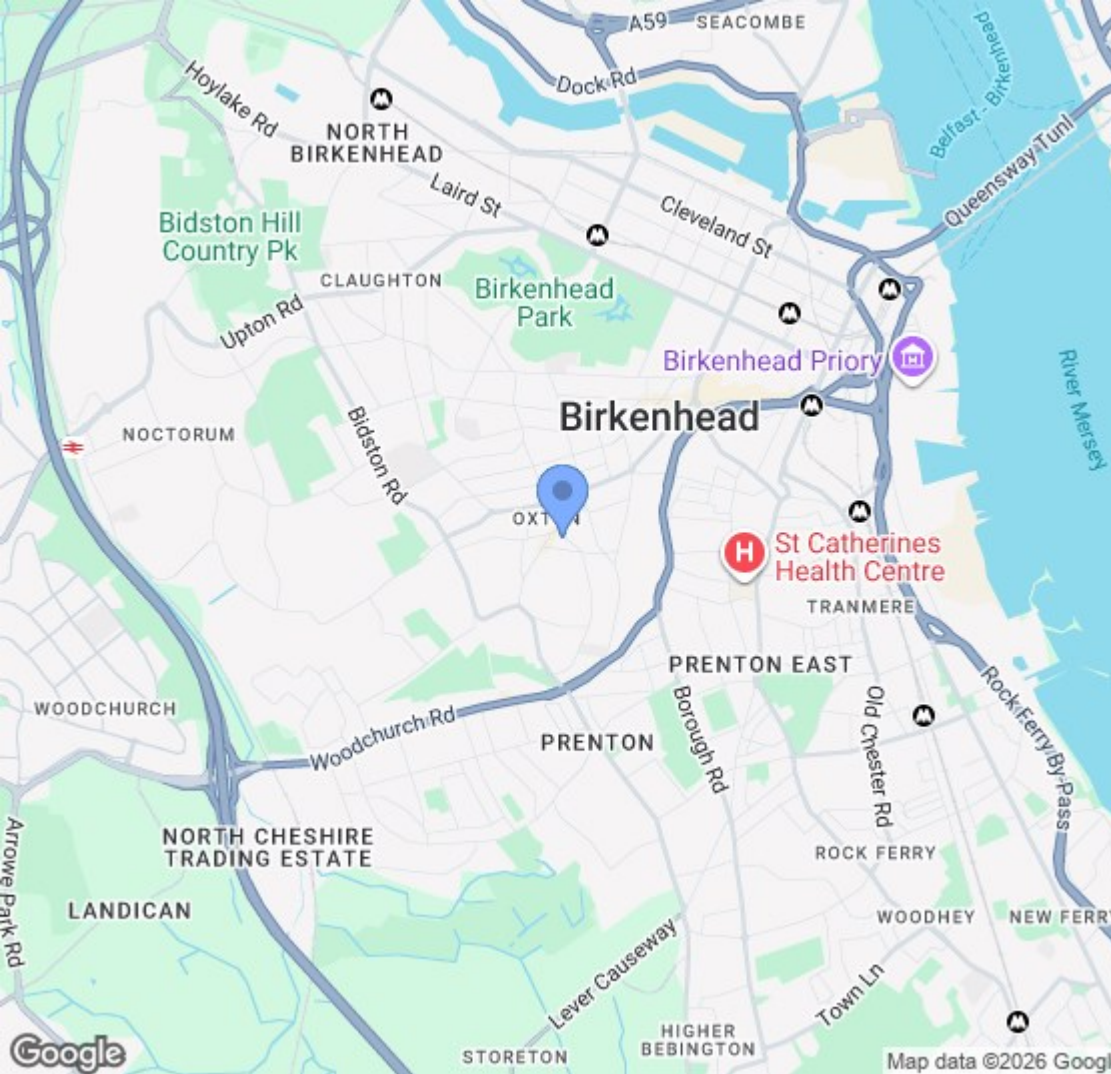


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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	



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibility is taken for any error, ommision or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effency can be given.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333