



**Howbeck Road, Oxton, CH43**

**Guide Price £145,000**

**Brennan Ayre O'Neill**

Estate Agents | Surveyors | Property Managers

A smart mid floor two bed roomed apartment standing within a small development of apartments built 2003. The Links stands opposite the Wirral Golf Course along the quiet section of Howbeck Road which runs into Waterford Road within Oxtan.

This investment property comes with a long lease of 977 years, with a fixed ground rent of £100 per annum.

The property has an approximate floor area of 796 square feet/ 74 sq meters.

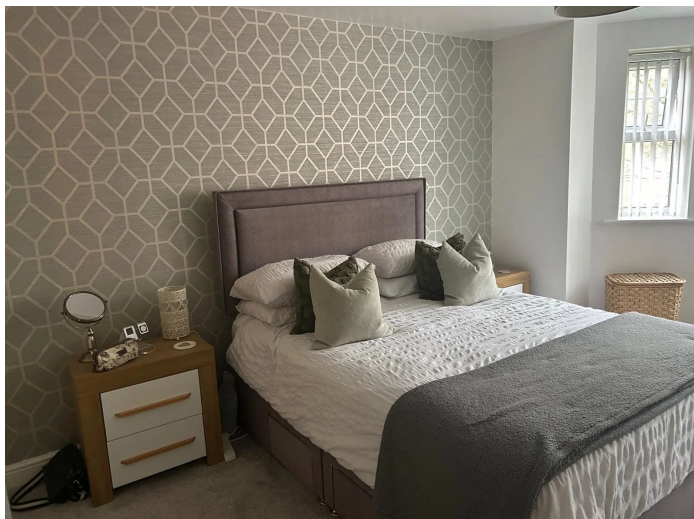
There is a current EICR certificate and an EPC rating of B. For directions to The Links please sat nav: CH43 6XD.

The development stands a short distance from a bus service along Bidston Road and a walk through the golf course along a public footpath. Oxtan Village is two or three minutes by car.

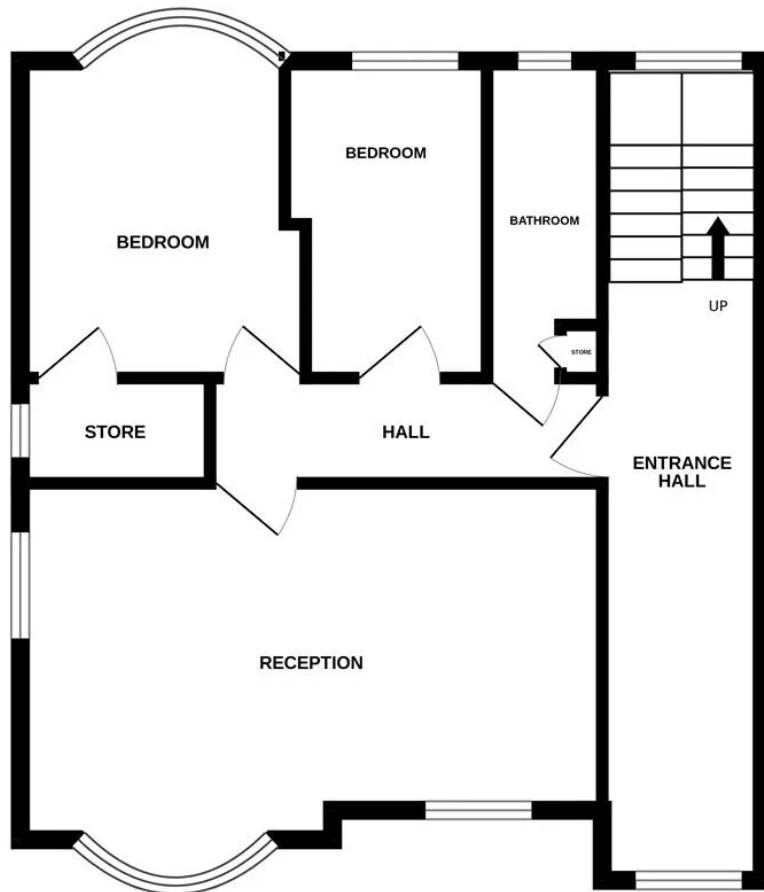
Leasehold, 997 year lease remaining. Service charges £1300 per annum and £100 fixed ground rent. (The Links, Howbeck Road) Management Company Limited c/o HHL Property management (UK) Ltd.

**Tenure:** Leasehold

**Council Tax Band:** B



## GROUND FLOOR



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