



Alderley Road, Hoylake, CH47

Guide Price £129,950

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This a ground floor two bedroomed 'retirement' apartment has been newly decorated and comes with its own private access to the apartment. There are communal facilities, laundry, Careline alarm system, living room etc and a non resident warden on call. Cromer Court stands at the bottom of Alderley road with enviable views over the bay and promenade. Off street parking.

We believe current service charges sit at £3,526 per annum, whilst the ground rent sits at £120 per annum.

For your directions please sat nav: CH47 2AU

Tenure: Leasehold

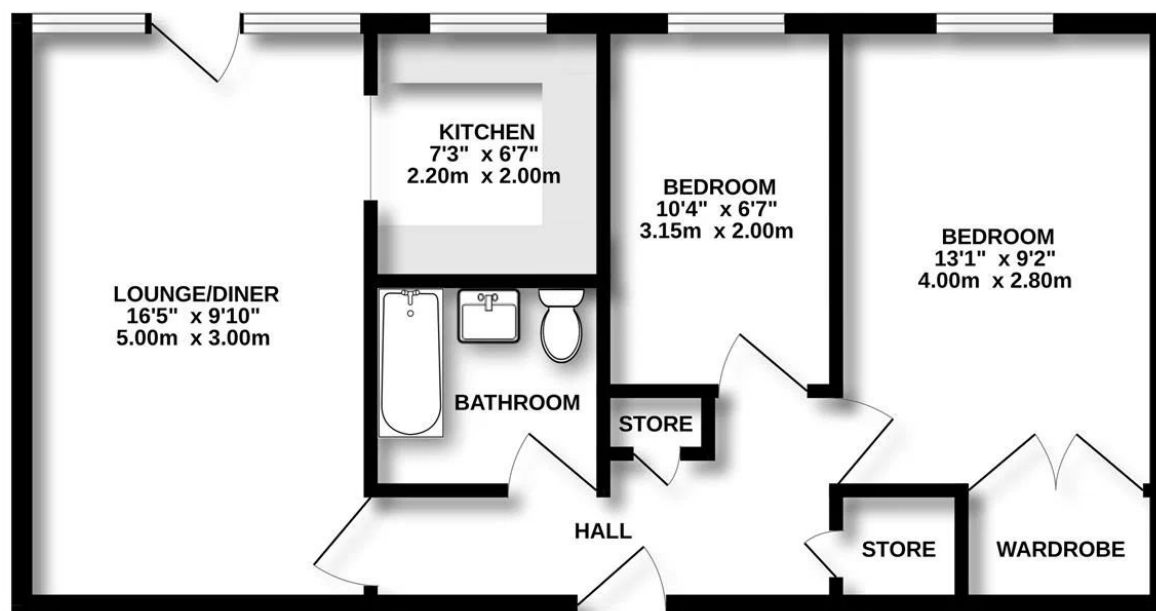
Council Tax Band: B







GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
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