



Bidston Road, Prenton, CH43

Guide Price £240,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

One of the quietest apartments we've had the pleasure of being invited to. Quiet for its positioning to the rear of the development, which also provides a pretty aspect out to the residents' garden...

This is a charming development, built 2003, and on offer here, we have a first floor, two bedroomed apartment which has been very much loved by our client through their time here.

There's allocated parking within the pretty grounds, secured communal access, too. Unlike many developments within the Oxtan radius, there's a lift here at Braemar House, for ease and, indeed, comfort.

Up to the first floor, the apartment is accessed off a particularly wide communal landing, private access then in... do note the storage, and the clever use of space throughout (including fitted wardrobes to both bedrooms). There's a large master with en suite - a larger space than anticipated, with room, as you'll see from your inspection, for further cupboards and storage. The second bed is also double, with both bedrooms enjoying the Westerly views over the beautiful garden. There is, too, a bathroom suite.

Your living quarters include a large open plan living room and kitchen - referencing our photographs, you'll note the clever use of the room, with distinct living and dining spaces, as well as an opening through to the kitchen; plenty of work top space here, so too with the cabinetry. Including a collection of appliances, and boiler cupboard. Windows to the rear aspect, again look out over the garden; a beautifully bright and enjoyable room.

We do need to talk to you about housekeeping, and indeed, the behind the scenes work... there is double glazing throughout and there is gas central heating with Viesmann boiler (service history available). The gardens are kept under residents' lock and key. There is also a residents' website, where you can keep abreast of AGM minutes, find recommended labourers (electricians, painter/decorators et al) and there is fast fibre internet, too. All very helpful.

Braemar House is tucked away on the corner of Bidston Road and Wexford Road with a two minute drive into Oxtan Village, and further on to supermarket amenities.

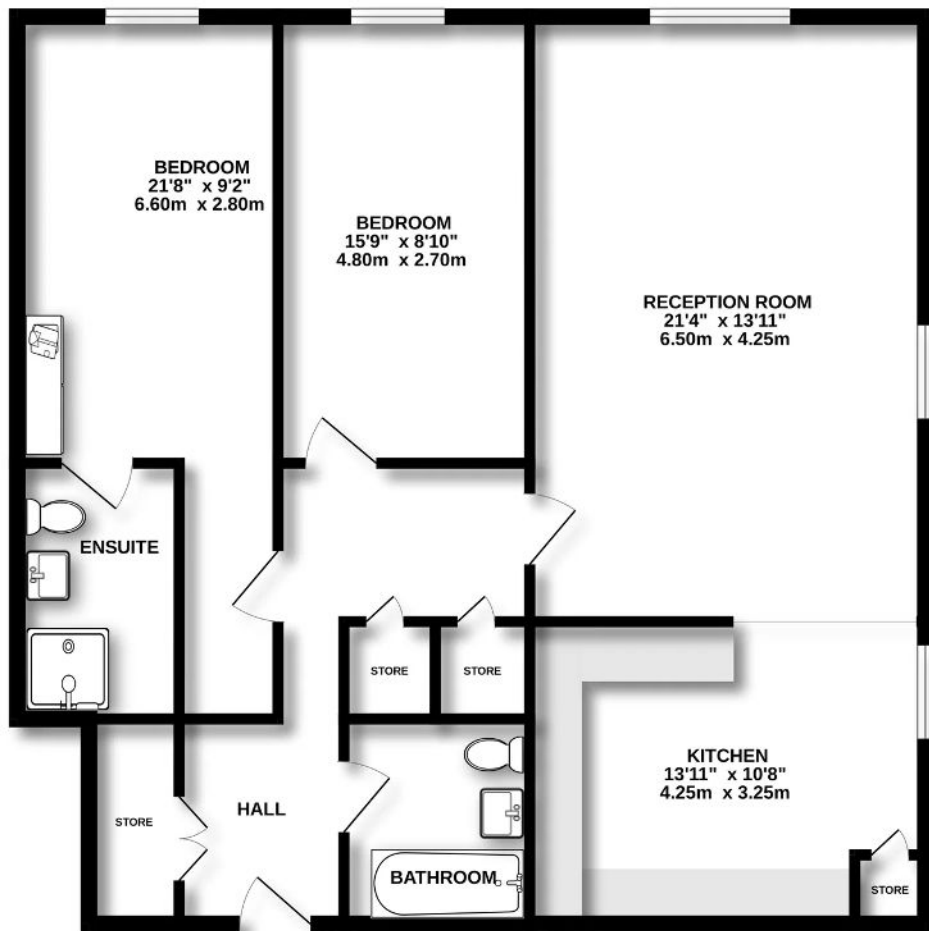
We have a remainder of a 999 year lease alongside new service charges from July 2026 of £175pcm. Ground rent currently sits at £363p/a. **Tenure:** Leasehold **Council Tax Band:** B







MID FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Ayre
O'Neill