

Lancelyn Court, Spital, Wirral, CH63 9JJ

Guide Price **£155,000**

Brennan Ayre O'Neill

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Offered to the market with NO CHAIN, this well-maintained and move-in ready top floor apartment represents an excellent opportunity for both first-time buyers and investors alike. Situated within a highly regarded development, the property is conveniently located close to local amenities and enjoys a pleasant open aspect over a green space on either side.

Positioned within the first block on the right-hand side off Mobberley Way with communal gardens either side (away from Poulton Road). The apartment is accessed via a secure communal entrance with stairs leading to the second floor. Upon entering, the sense of space is immediately apparent, with a generous hallway providing access to all rooms and benefiting from a useful built-in cupboard. The property operates on an electric-only system (hot water and heating)

The accommodation comprises two well-proportioned double bedrooms, with the principal bedroom featuring built-in wardrobes. The living space is a particular highlight, offering a spacious through lounge and dining area with access to a small balcony overlooking the green

The kitchen is fitted with a range of white wall and base units, complimentary worktops, space for appliances and a built-in cupboard provides further storage.

The bathroom is also finished in white with the added convenience of a separate WC.

Further benefits include a long lease and reasonable service charges, enhancing the overall appeal of this attractive apartment.

Tenure: Leasehold
Lease Term: 947 years remaining (from July 1964 – to be verified)
Ground Rent: £25 per annum
Service Charge: £183.75 per month

Tenure: Leasehold

Council Tax Band: B































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