



Waterford Road, Oxton, CH43

Guide Price £265,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This first floor apartment comes with a spectacular view across the very well manicured and extensive grounds belonging to The Garth, as well as directly over to the Wirral Golf Course together with the most enjoyable south facing aspect view.

With a wide pair of patio doors and a balcony to match, all seasons can be appreciated from within or from the balcony. This is a considerably spacious apartment from pretty much every consideration. Let's start with the entrance hall - nice and wide, traditional and with a cloakroom suite together with some extra useful storage. There is a sensibly sized, separate dining room with the room being open plan to what is a very generous main reception room. The kitchen is smart, separate from the dining quarters although comes with the ever useful service hatch. All more than adequate if not generous room sizes. The two extra large 'double' sized bedrooms are generously sized too. Terrific rooms; both with wall to wall wardrobes and both looking out to a considerably pleasant second open aspect view..

There is also good garaging included with the apartment sale.. Fabulous space is provided within the underground and secured parking facilities with two dedicated parking bays provided. (ample visitor parking stands on the forecourt of The Garth.

The property is leasehold with service charges currently at the revised figure of £212 per month paid quarterly, with no ground rent and a long lease remaining. There'll be no onward chain to this property sale.

Location

Waterford Road is likely to be one of the very most peaceful roads within the Oxton district. However, no more than a five minutes walk away there's a bus service which runs along Bidston Road. A five minute drive will take you to Oxton Village and a few more minutes will have you to the tunnel or the motorway.

For directions please Sat Nav: CH43 6US

Tenure: Leasehold

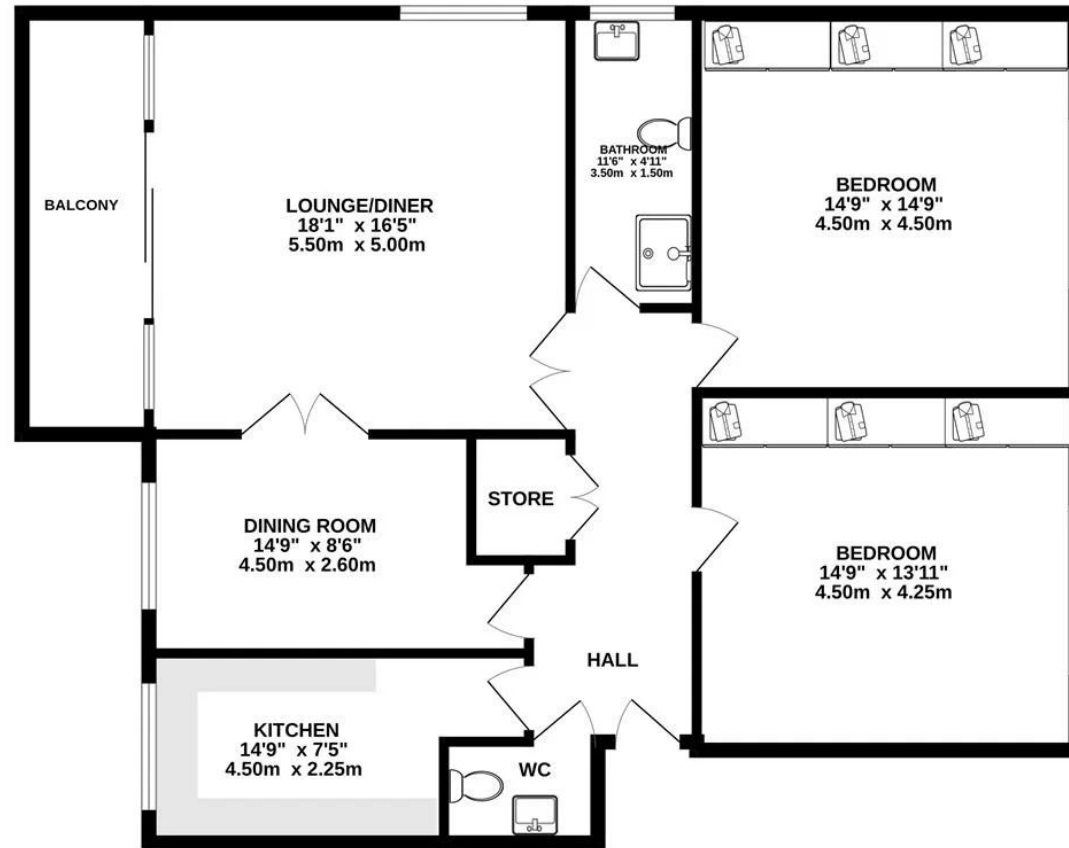
Council Tax Band: D







MID FLOOR
1178 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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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Address: Flat 11, The Garth, 11 Waterford Road, PRENTON, CH43 6US
RRN: 1834-3421-8400-0932-1206

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B		82	82
(69 - 80) C			
(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	



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- 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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