



Westminster Court, Bidston Road, Oxton

Guide Price £95,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This is a first floor flat a short walk from The Caernarfon Pub and eatery and St Savior's Church. A little further (an extra 10 minute walk) and you can be in the heart of Oxtown Village.

As you can see the apartment needs some updating and/or re-modelling. With that in mind we believe our Guide Price is appropriately set given it's 103 year lease remaining.

With a good length of hall to a south facing rear living room and separate kitchen (with room enough for a table for two); the property is nicely balanced between living accommodation and bedroom accommodation where there are two bedrooms standing opposite the bathroom. A garage is included in this sale.

There is a bus service outside of Westminster Court along Bidston Road. For directions please Sat Nav: CH43 6UH

Tenure

This property is leasehold with a lease remaining of 103 years. Current service charges are £1,150 per annum with a ground rent payable of just £120.00. Peter Kenny (Liverpool) is the managing agent. Nevart Properties collect the £120 per annum ground rent. which will increase to £240 in 2027 and will remain static for 20 years.

Tenure: Leasehold

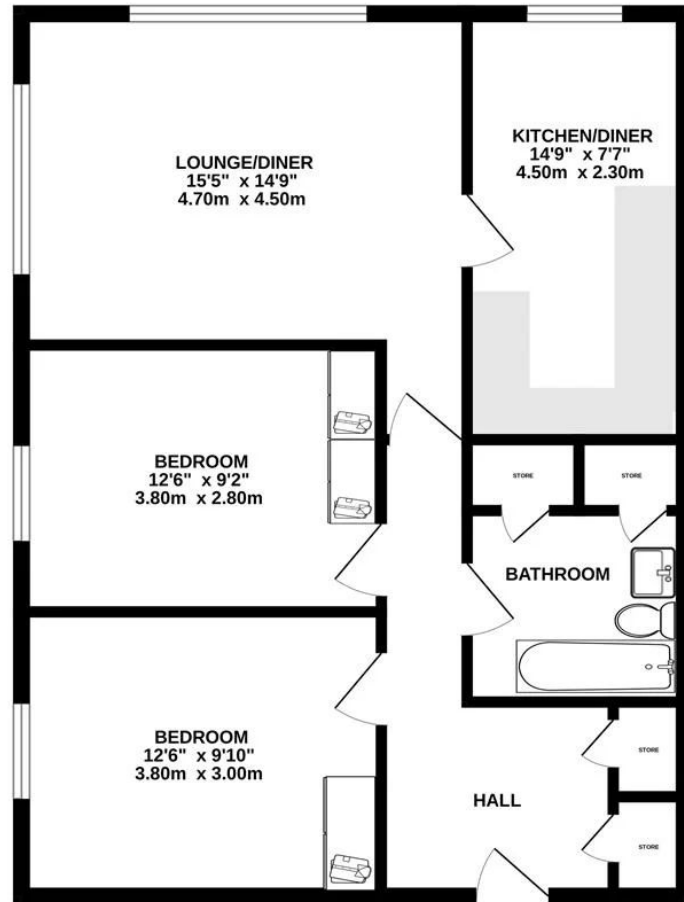
Council Tax Band: B







GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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	59	
(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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