

**Wexford Road, Oxton, CH43**

**£285,000**

Brennan Ayre O'Neill

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Better still there's a conservatory to enjoy the garden from which can double up as a dining area given its privacy and access directly to the kitchen. And what a sizeable good working kitchen it is.

However maybe the most impressive room by a good country  mile is the living room. Both for its size as well as for its ornate coving and detail to  the ceiling, together with molded paneling to the walls; and of course the central fireplace, centre stage.

The hall, both communal (grand) and entrance hall to the apartment (spacious) are worth a mention and the bedrooms are certainly worthy of their own description.

The primary bedroom (see floor plan) has fitted wall to wall 'robes and an en suite shower room. The second bedroom, also a generous size has access to a full bathroom suite, access which is also via the kitchen inner hall area.

Compare modern built apartments in the same price point and we're sure you'll acknowledge the size and additions - like the garden and conservatory - offer much more...

South Court stands in generous grounds, offers good parking and is set well back from Wexford Road. Just around the corner from access to bus services along Bidston Road and less than a five minute car journey to the Village, this is a well positioned proposition.

The property is leasehold with each owner benefiting from a share of the freehold too. Current service charges are £130 per month. The lease is a 999 year lease from 1989. South Court Management Company Limited run affairs.











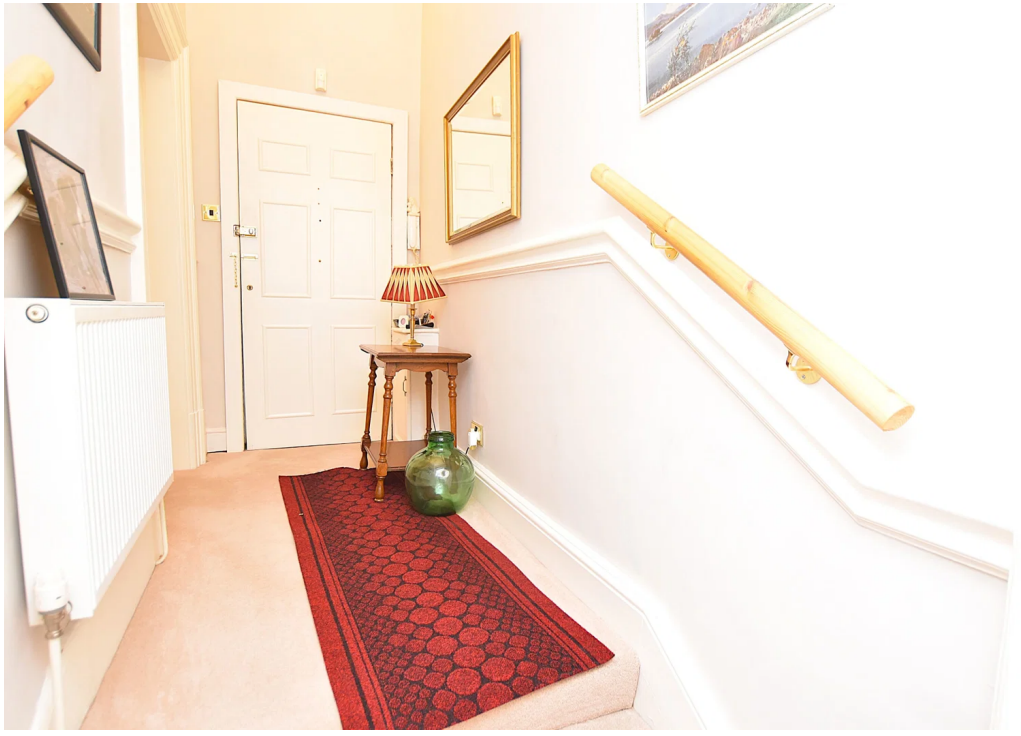












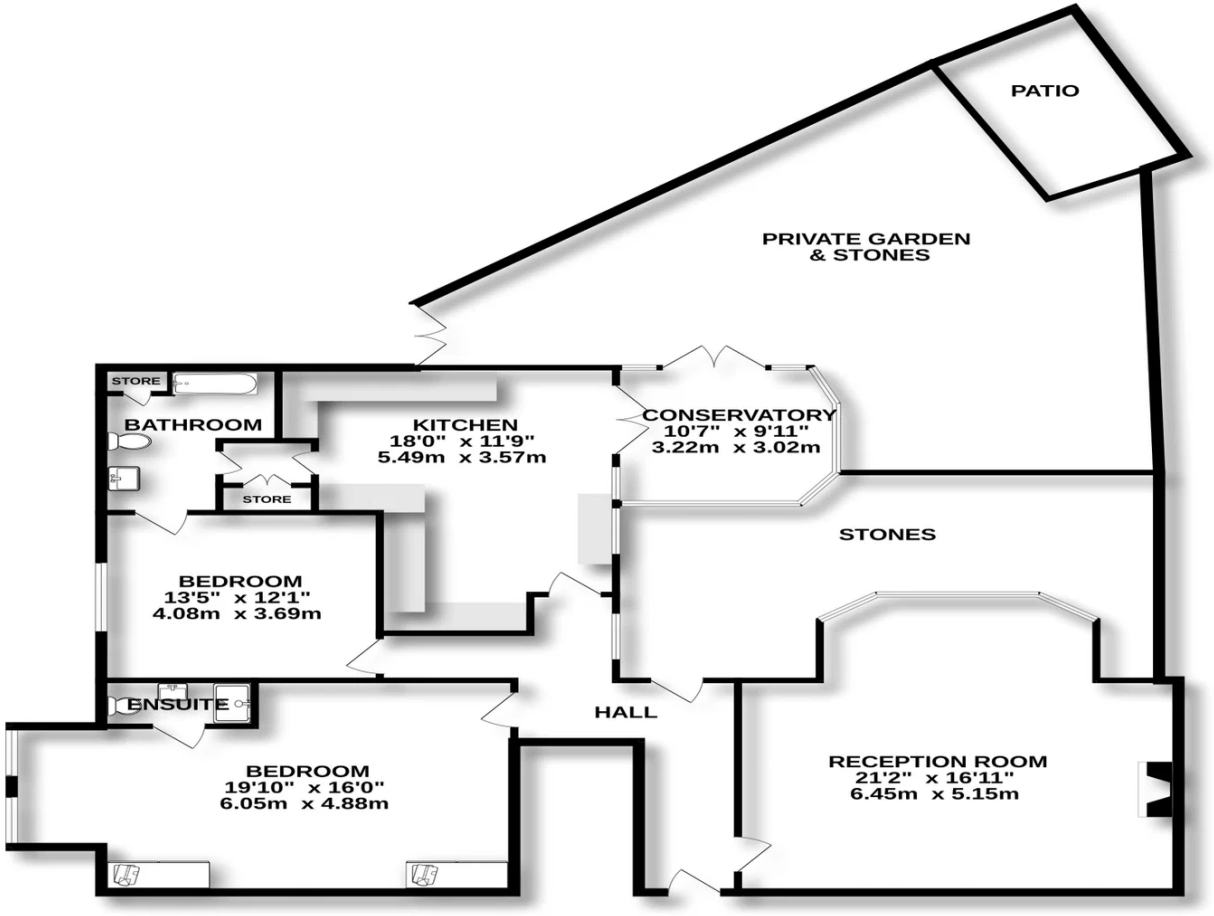








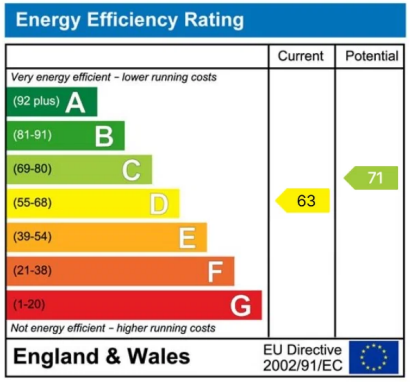
GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.




TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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