

bradshaw farnham & lea



Orrysdale Road Wirral CH48 5BU

£119,950

18 The Crescent
West Kirby
Wirral
CH48 4HN
0151 625 8844
westkirby@bflhomes.co.uk
www.bflhomes.com

part of
the venmore group

About the property

An opportunity to purchase a top floor retirement apartment, located in a highly convenient town location close to West Kirby town centre, shops, amenities and train link. Offering spacious and well proportioned living accommodation comprising of two double bedrooms, lounge/dining room, kitchen and shower room. The property comes to market with no on-going chain and also benefits from house manager, communal residents lounge, gardens and parking.



Communal Entrance

Enter the property via security key fob through communal entrance door in communal entrance hall with lounge, stairway and lift access to third floor property entrance.

Property Entrance

Enter apartment 39 via paneled door into hallway.

Hallway

With access to loft, coved ceiling, doorways to lounge, dining room, bedrooms, shower room, cloak room and airing cupboard, electric heater.

Lounge/Dining Room

16' 4" x 11' 5" (4.97m x 3.48m)
With coved ceiling, uPVC double glazed windows to rear and side elevations, two wall point lights, electrical heater, television point, telephone point, emergency pull cord, recently fitted carpet, multi pane double doors opening through to kitchen.

Kitchen

5' 9" x 9' 0" (1.75m x 2.74m)
With coved ceiling, stainless steel sink with drainer and taps over set within work top, a range of wall, drawer and base units, recently installed Beko four ring electric hob with induction booster Electrolux extractor fan, recently installed inset Zanussi oven and grill, space for fridge and freezer, uPVC double glazed window to side elevation, part tiled, cushion flooring, electric heater, emergency pull cord.

Bedroom One

15' 3" x 9' 2" (4.64m x 2.79m)
With coved ceiling, uPVC double glazed window to rear elevation, fitted mirrored wardrobe, two wall point lights, electric heater, emergency pull cord.

Bedroom Two

15' 3" x 8' 4" (4.64m x 2.54m)
With coved ceiling, uPVC double glazed window to rear elevation, recently fitted carpet, wall point light, electric heater, emergency pull cord.

Shower Room

6' 8" x 5' 6" (2.03m x 1.68m)
With close coupled WC, basin with taps over set over vanity cabinet, step in shower cubicle with shower and hand rail, extractor fan, electric heater, heated towel rail, tiled walls, emergency pull cord.

Cloak Cupboard

1' 8" x 3' 4" (0.51m x 1.02m)
Housing electrical meter.

Airing Cupboard

2' 7" x 5' 3" (0.79m x 1.60m)
With shelving, water cylinder, security alarm panel.

Exterior

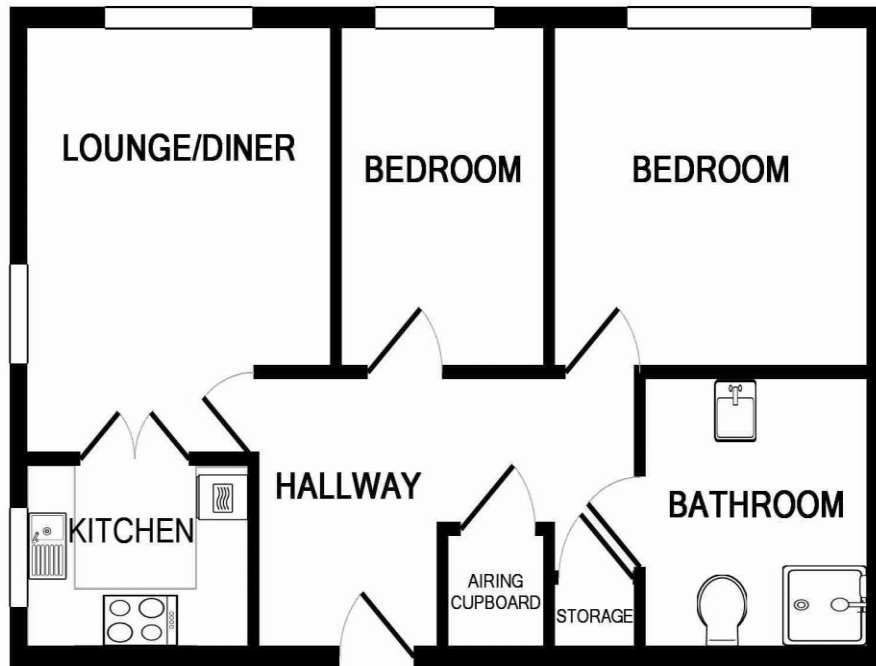
The property benefits from shared communal grounds with a range of perennials, shrubs and trees along with benches and patio to enjoy sunny days, there is also communal parking.

Additional Information

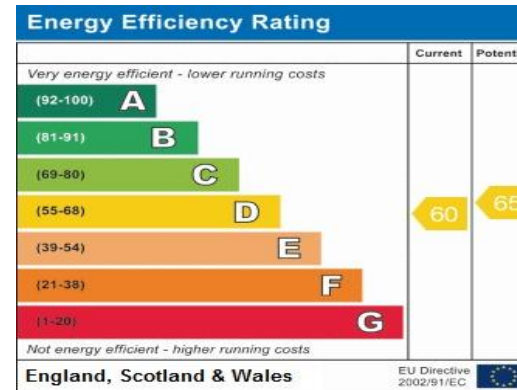
To the ground floor of the property there is also communal laundry room with washing machines and tumble dryers.
Service charge- £3,375 PA
Ground Rent- £350 PA

Tenure

Leasehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2016



Reference:
 Baden Court

Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

Proceed from the West Kirby sales office to the junction with Dee Lane and Grange Road turning left to the junction and proceed over Bridge Road taking the first turning on the right into Orrysdale Road where the development will be seen on the right hand side.

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

the Venmore group. Merseyside's largest independent estate agent.

Liverpool | Allerton | Southport | Ainsdale | West Kirby | Heswall | Moreton | Bebington | Bromborough | Prenton | Buckley

