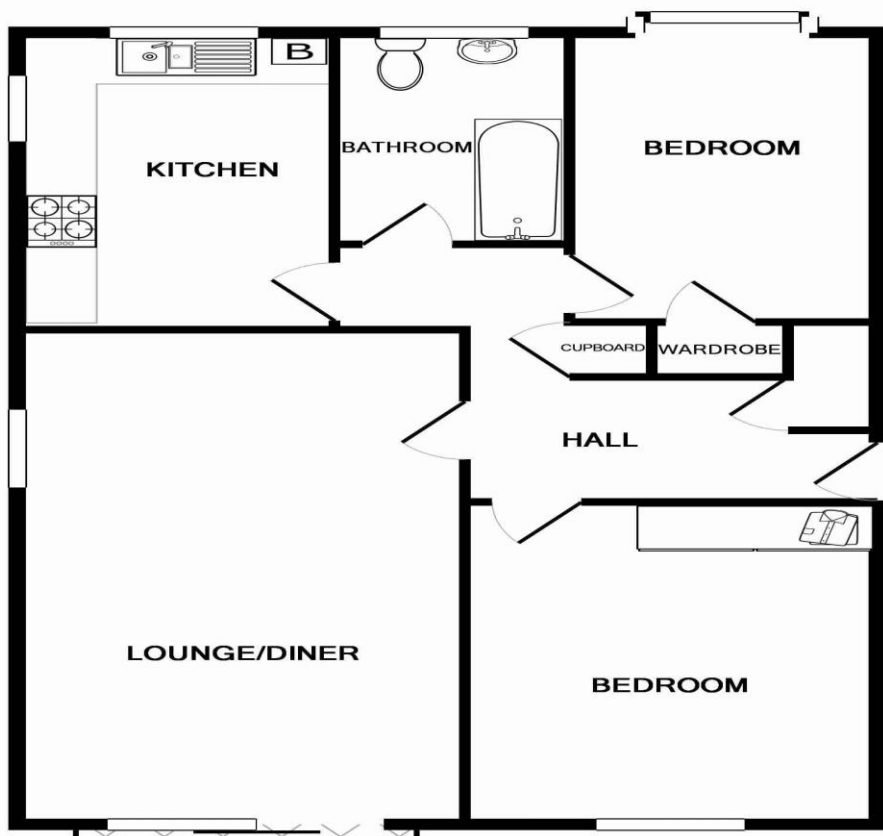


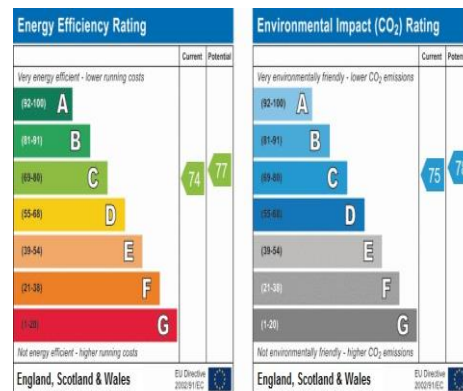


## Further Details



TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

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  
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### Viewing Arrangements and Location

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

From the agents office on The Crescent, proceed right onto Banks Road, turn right again onto Dee Lane then left onto Grange Road. Riversdale Court can be found on the corner of Riversdale Road.

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.

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## About the property

Situated within a prime part of West Kirby town centre, this top floor purpose built apartment is ideally placed for the purchaser wishing to benefit from superb town convenience and proximity to all local transport links, shops, supermarkets, amenities, waterfront and restaurants. Part of a select small development of just eight apartments with attractive communal gardens the property offers a well planned interior with the lounge dining room benefiting from a west facing Juliette balcony. In brief the apartment comprises of hallway, cloakroom, lounge dining room, breakfast kitchen, bathroom and two well proportioned bedrooms. Further features include recently refurbished common areas, parking for two, large integral garage with hobby room/workshop. An early viewing is essential to appreciate this bright airy and delightful property.

### Communal entrance

Enter the property via communal entrance door serving four of eight apartments into communal hall, staircase rising to second floor to property entrance.

### Property entrance

Enter main accommodation via timber door into hallway.

### Hallway

6' 2" x 11' 3" (1.88m x 3.43m)  
With large Velux skylight, recessed spotlights, coving to ceiling, doorway to cloak room/storage room, lounge/dining room, bedrooms, further storage cupboard, bathroom and breakfast kitchen, two radiators with decorative covers, intercom system, telephone point, thermostat control panel.

### Cloakroom

5' 2" x 2' 5" (1.57m x 0.74m)  
With shelving, cabinet housing electrical meter, water meter and stop tap.

### Breakfast kitchen

12' 4" x 8' 8" (3.76m x 2.64m)  
With a range of wall, drawer and base units, one and a half bowl sink with drainer and mixer tap over set within granite effect worktops, Indesit four ring gas hob with extractor fan over, Indesit oven with grill, integrated fridge freezer, space and plumbing for washing machine, Ideal Logic boiler, recessed spot lighting, uPVC double glazed windows to side and front elevations, double panelled radiator, television aerial point, woodblock effect laminate flooring.

### Lounge/dining room

21' 3" x 12' 4" (6.47m x 3.76m)  
With recessed spot lighting, uPVC double glazed sliding doors with views over communal gardens to the rear elevation, double panelled radiator with cover, uPVC double glazed window to side elevation, further double panelled radiator, television aerial point.

### Storage cabinet

2' 4" x 1' 9" (0.71m x 0.53m)

### Bedroom one

12' 1" x 11' 4" (3.68m x 3.45m)  
With a uPVC double glazed window to the front elevation with views over the gardens, built in wardrobe with sliding doors, television aerial point.

### Bedroom two

15' 7" x 8' 0" (4.75m x 2.44m)  
Measurements taken into wardrobe. With uPVC double glazed bay window to the front elevation, double panelled radiator, telephone point, built in wardrobe with light.

### Bathroom

9' 1" x 6' 4" (2.77m x 1.93m)  
With close coupled WC, pedestal basin with mixer tap over, bath with mixer tap and electric shower over, spot lighting, uPVC double glazed obscured window to front elevation, double panelled radiator, fully tiled walls, tiled flooring.

### Exterior

The property also benefits from parking for two vehicles along with communal parking area.

### Garage

21' 1" x 12' 4" (6.42m x 3.76m)  
Spacious with up and over door, power and light, water tap, door through to store room.

### Store room

12' 4" x 15' 9" narrowing to 9'. With two single glazed windows to the front elevation, shelving.

### Communal gardens

The gardens surround Riversdale Court and beautifully laid to lawn with borders stocked with perennials, shrubs and trees.

### Additional information

Lease- £999 years from 1976  
Service Charge- £125.00 per quarter to cover cleaning of communal areas, gardening, repairs.



