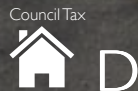


Brennan Ayre O'Neill

1 Eldon House, Oxton CH43 6YA



Guide price

£149,950

0151 608 8586

prenton@b-a-o.com

377 Woodchurch Road, Prenton, Wirral

www.b-a-o.com

So, how about a little retirement apartment? One where you are not overlooked and have a south facing living room, bedroom and especially, an entrance. How about an apartment that enjoys its own wide patio area, private from pretty much everything and everybody together with its own back yard? And a flower bed of your own ready to create the next Gardens in Bloom for a winning rosette at the next Oxton Secret Gardens maybe? An apartment that maximises these key aspects by the very nature of the double opening patio doors from the living room, separate from the hall entrance....

And how about an apartment that is in no way restricted to that retirement market we hint at? For this is absolutely an Anyone's Lifestyle apartment. For, if for example, you saw this for sale in some swanky London estate agency, somewhere within the environs of Chelsea, Pimlico or Primrose Hill you'd address it as just another gorgeous, hugely expensive trendy form of sub basement bijou.

So keep that thought, knock around 750k off the price and appreciate the benefit of Oxton Village instead. For it's just a five to ten minute walk to the centre with its shops and restaurants - depending on your walking/sauntering speed - and anyway Eldon House, Apartment One, gives you two dedicated parking spaces - that just wouldn't happen in SW, not at least other than for a king's ransom.

Rather unusually we've offered you an above average selection of outdoor 'approach' photos. You can see that whilst central Oxton is the locale, there's a considerable amount of greenery, open space and privacy amidst the development of this Victorian conversion, In fact Eldon House is hugely protected from the main Bidston Road (A road leading to all important artery roads to the tunnel for work, for the hospital and for Chester) by a substantial boundary wall that runs along Village and Bidston Roads.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.

The apartment itself is of course self contained, has its own front patio area and 'rose' garden area to cultivate together with rear outdoor space with shed. A rather impressive living room stands south facing with three windows open onto the patio/terrace, including the pair of patio doors as seen in our slide show.

Off the living room is a kitchen large enough to class as kitchen with breakfast space, given there's plenty of room for a table for two/four.

The main bedroom has a surprisingly large bathroom, perhaps with room for a separate shower cabinet, whilst the shower room stands off the hall and adjacent to bedroom No, 2.

The apartment now stands vacant so that we can show you around at your pleasure. Retired, starter homers, whatever your position in life; we say this property has the ability to appeal to many of you.

Tenure

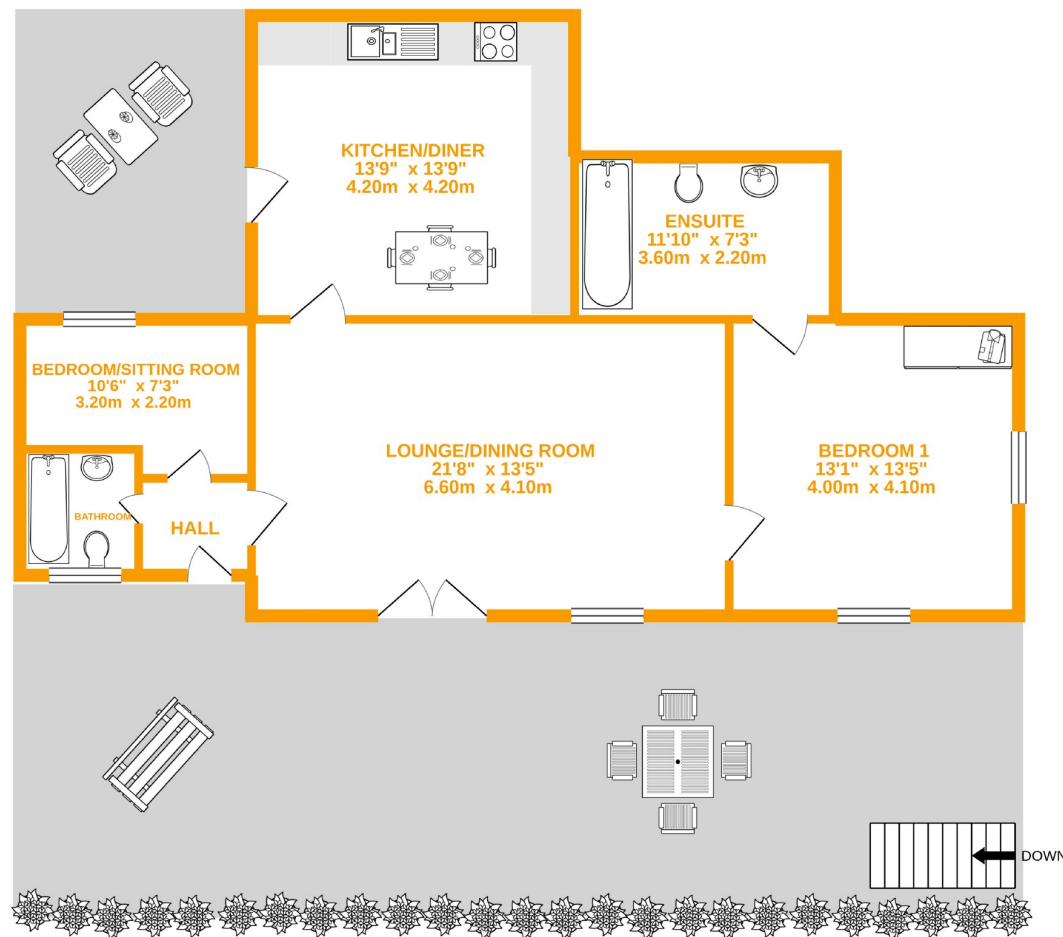
We understand the lease is a 125 year lease from around 1992; Smith and Sons are the management company and the current service charge is £1,752.35 per annum (approx £146 per month) with no ground rent applicable.

Locator

Across the junction from St Saviour's Church and a gentle stroll into the village. Sat nav: Ch43 6YA



GROUND FLOOR



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.
Made with Metropix ©2020



Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

EST.
1992

