

# Brennan Ayre O'Neill

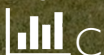
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Leasehold



EPC



Council Tax



## Bridle Park, Bromborough

Price

£129,995



**\*\*NO CHAIN\*\*** We bring to you this STUNNING apartment which is located on the GROUND FLOOR of the ever popular Bridle Park which is well located for local amenities. The accommodation is spacious with a contemporary white kitchen, modern shower room and sliding patio doors opening onto the communal gardens. Book your viewing today.

This over 55s apartment is located centrally on Bridle Park with dual access via the well maintained communal entrance and hall with secure intercom.

The "L" shaped hallway welcomes you with 2x large built in cupboards and connecting doors to all rooms.

Starting on the right hand side you have the contemporary shower room which offers a walk in shower and screen, wash basin and WC with fitted furniture.

Whilst ahead and positioned towards the rear of the property you will find the double bedroom with built in wardrobes (housing a wall mounted boiler)

The well proportioned living room is also positioned to the rear and enjoys the aspect over the communal gardens with sliding patio doors.

This is where this property has been re-configured to create a 2nd reception room (dining room) positioned off the kitchen. Formerly the 2nd bedroom with aspect towards the front and arch opening leading into the kitchen which offers a range of contemporary wall and base units finished in white with complimentary worktops and space for appliances with aspect to the side.

Leasehold with a term of 65 years remaining (99 Years from 1991)

The service charge is £120 pcm although this

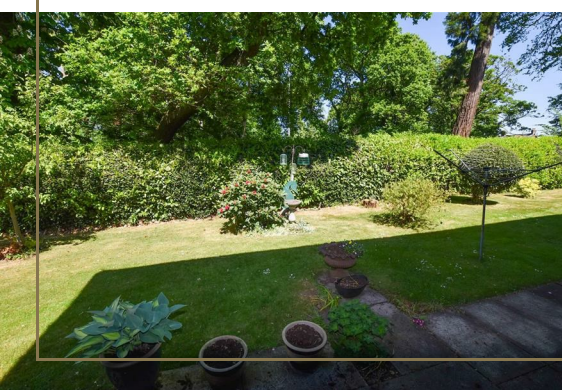






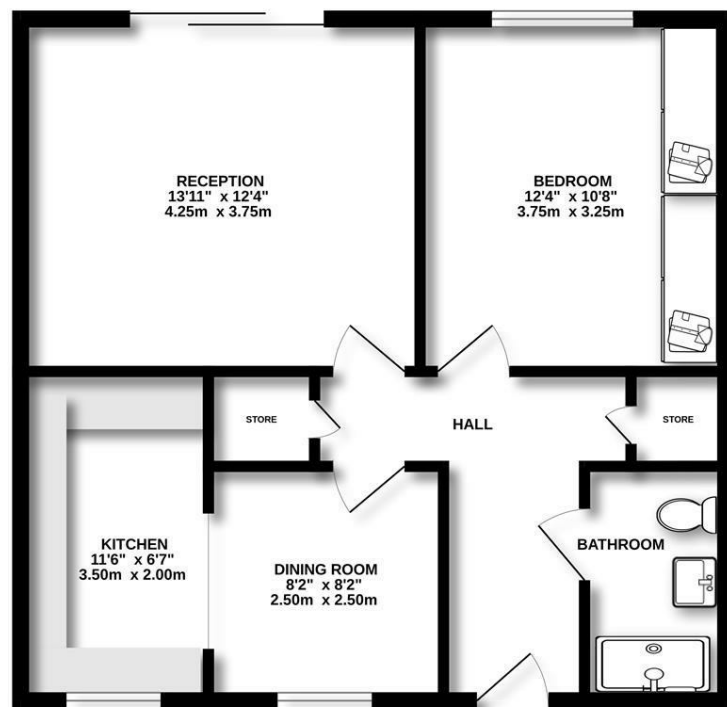
should be clarified prior to purchase.

Which covers - Building insurance, maintenance to outside of property, window cleaning (fortnightly), maintenance of grounds (fortnightly in summer, monthly in winter).



## Floor Plan

GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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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## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**  
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