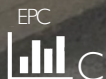


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



EPC

C



Council Tax

A

Portland Gate, Port Sunlight

Guide Price  
£89,950

19542430



This FIRST floor apartment offers a spacious lounge, fitted kitchen, double bedroom and a WHITE bathroom suite. Central heating, double glazing and allocated parking space. Being sold with NO CHAIN

Positioned on the left hand side with a secure intercom entrance leading into the communal hall with stairs leading to the first floor.

Upon entering the apartment you will find neutral decor and complimentary carpets throughout. Cloaks cupboard on the left with electric meter, hanging and shelf space and connecting doors to all rooms.

A well proportioned living space with square bay window to the front allowing natural light to pour in and enjoying the elevated views. Connecting door into the kitchen which offers a range of fitted wall and base units incorporating cupboards and drawers with complimentary work surfaces with tiled splash back, aspect to the rear and concealed gas boiler.

The double bedroom is generous, enjoying the aspect to the front and recess ideal for freestanding or if desired fitted wardrobes.

The bathroom offers a 3 piece suite which includes bath with shower over, pedestal wash basin and WC with chrome fittings. Built in cupboard, obscure double glazed window to the rear and radiator.

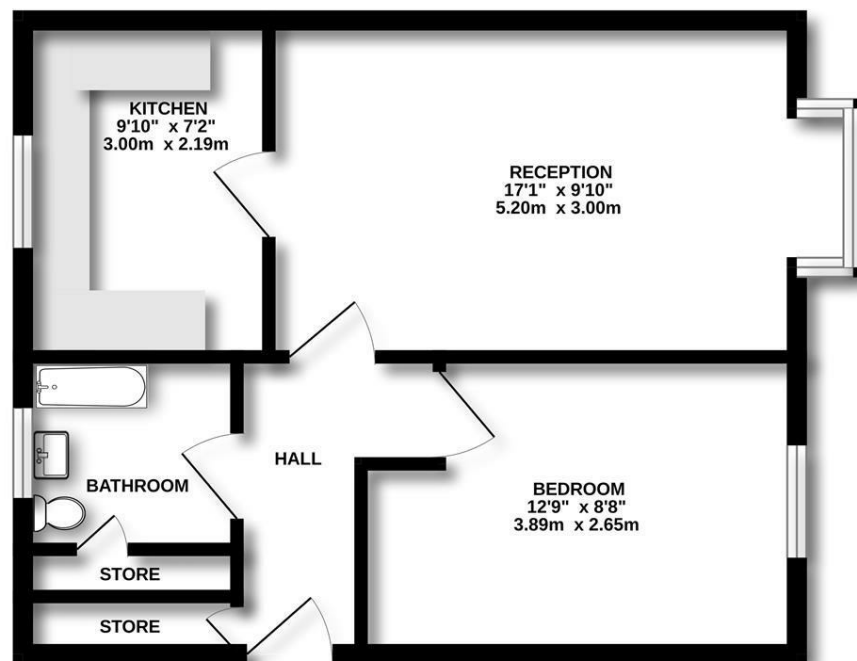
Service Charge - £93 pcm  
Ground Rent - 75 per annum  
Lease - 999 years





## Floor Plan

FLAT  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.6 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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