

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



EPC

D

Council Tax



A

14-16 Forest Road, Prenton

Guide Price  
£120,000



More than likely this fabulously spacious XXL apartment is the largest one double bedroom sized apartment for sale in or even above its price range by some considerable distance. Check out our floor plan below and compare with others you may have viewed recently during your search. But definitely 'basket' this one to view : for size does matter; so does style, first impact/impressions; orientation and location - All key factors in determining where next you rest your head...

We were/are very taken by this lower ground floor apartment where the smart communal access leads to just one other apartment - so next to no traffic and certainly no-one passing your front door.

There's a particularly large and welcoming entrance hall to the flat, with book shelves built in and space for a piece of furniture or two.

A huge double bedroom stands to the left, a very smart and good sized bathroom stands straight ahead and the living room and kitchen are also to the right.

The living room is a grand, ball-room size of living room - fabulous, the views (sunny side of the road) to the communal gardens are great too. The best however is the fact that whilst the kitchen/dining area is separate from the living room it's also open plan in a manner - so, from an entertaining point of view, it works very well indeed...

And the kitchen is very cool too. We loved the Scandinavian feel to it, the extent of work surfaces available, the storage too, the cleaned to the bone new looking oven and the lighting that set's this kitchen off as thoroughly modern lifestyle working kitchen area ... Just great, and any first buyer for which this doesn't appeal...well, we're not sure there will be. Come take a look.







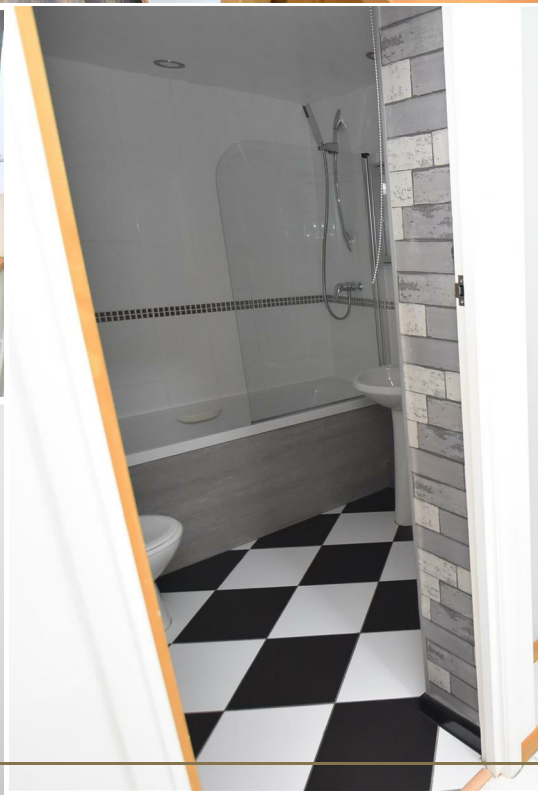
A great 'pad' but a big 'pad'; a 'pad' ready and prepared for you to move straight into. Vacant and with no onward chain, you can rest assured there'll be no long and exhausting delays from the sellers' point of view.

Heated with Economy 7 heating, we have an EPC for you together with an electric and gas water certificate. Please also note the generous amount of parking available.

Just a five minute walk to Claughton Village and the bus through to Liverpool from along Upton road, and just around the corner from Birkenhead Sixth form College, and Birkenhead Park, this fine period building within which this first class apartment is to be found is location in a easy-handly spot. For directions Sat Nav: CH43 8SJ

#### Tenure

A 999 years lease in place from 1987 with a modest service charge of just £80 per month.

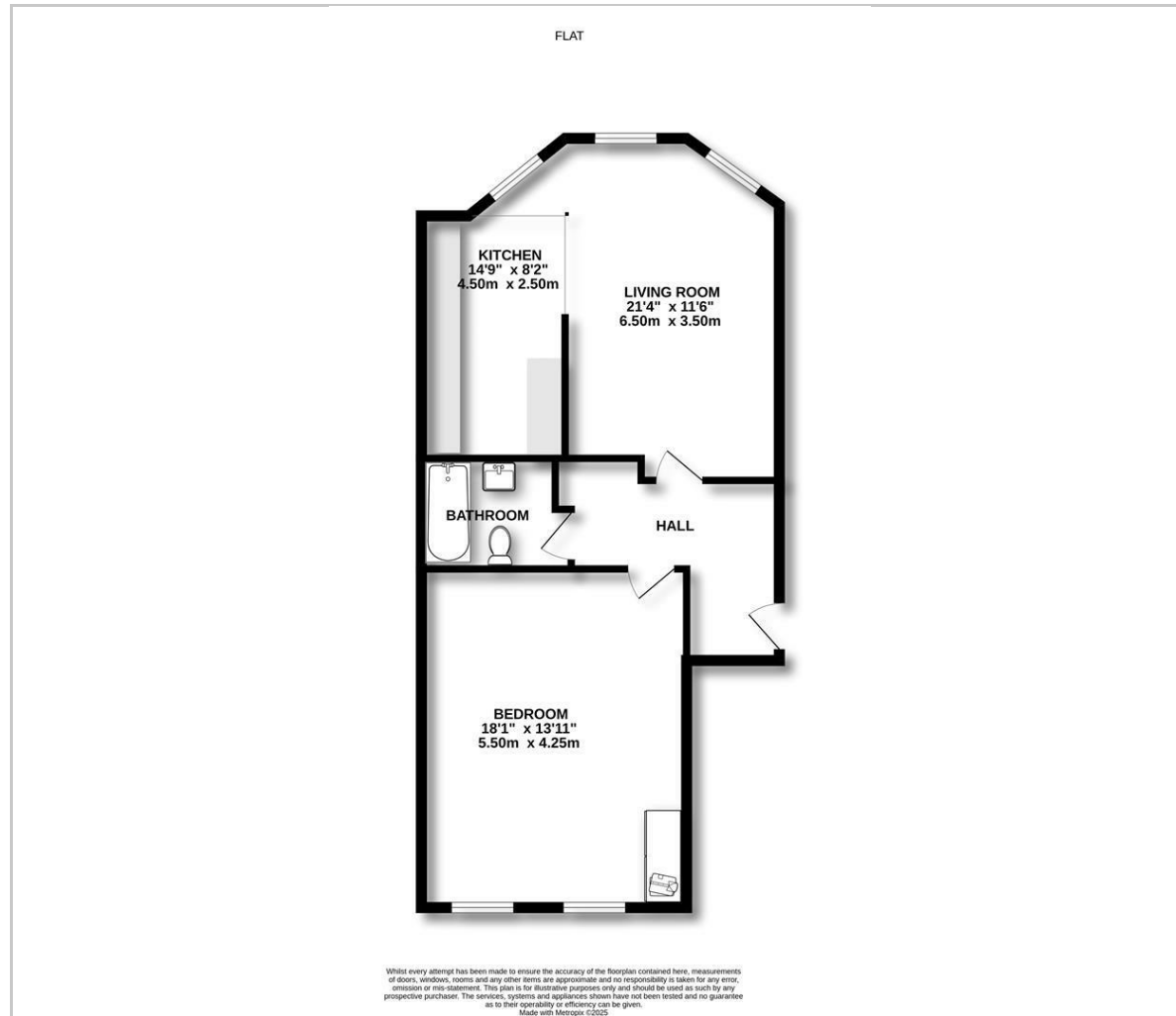








## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 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.

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