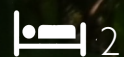


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

BURRELL COURT NO S 7-9

Leasehold



2



2



1



EPC



Council Tax

Burrell Court, Prenton

Guide Price
£175,000

19564922

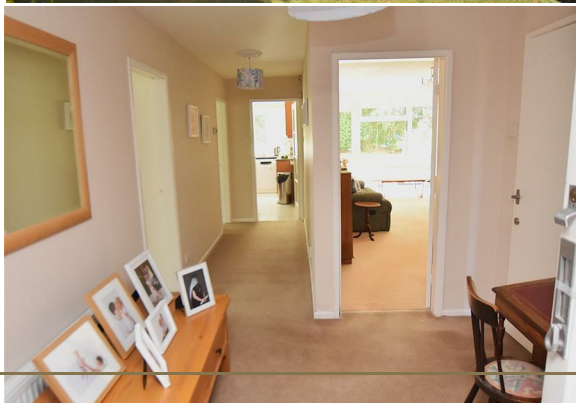
This GROUND FLOOR apartment is so unusually larger than most purpose built apartments; certainly indeed one of the largest we have encountered within the CH42 '43 postcodes. The hall, the kitchen/breakfast room, the bathroom (with full suite inc. wet shower area and bath) and bedrooms are especially noticeably bigger than the average in addition to which there is a second separate reception room or possible third bedroom - please see our floor plan for not just individual room measurements but for gross floor area too. A garage is also included in the sale.

Burrell Court stands within a particularly quiet residential area within The Mountwood Conservation Area, located on the corner of Burrell Road and Prospect Road. There are well tended gardens which surround the apartments and ours, being ground floor, has a separate access point from the living room, together with its deep viewing window on to a pleasant and particularly private communal garden area...

There will be no onward property chain to this sale - please clarify when making your offer.

Whilst located within somewhat of a backwater of Prenton, bus services and shops are all but minutes away either by car for shops, on foot for a bus route. The motorway is no more than six or seven minutes away. For directions please Sat nav: CH42 8JS

Tenure
Long 999 year lease from 1970. No ground rent. Current service charges to 31/07/25 : 1,400 per annum. Become a shareholder of the freehold when you own the property.

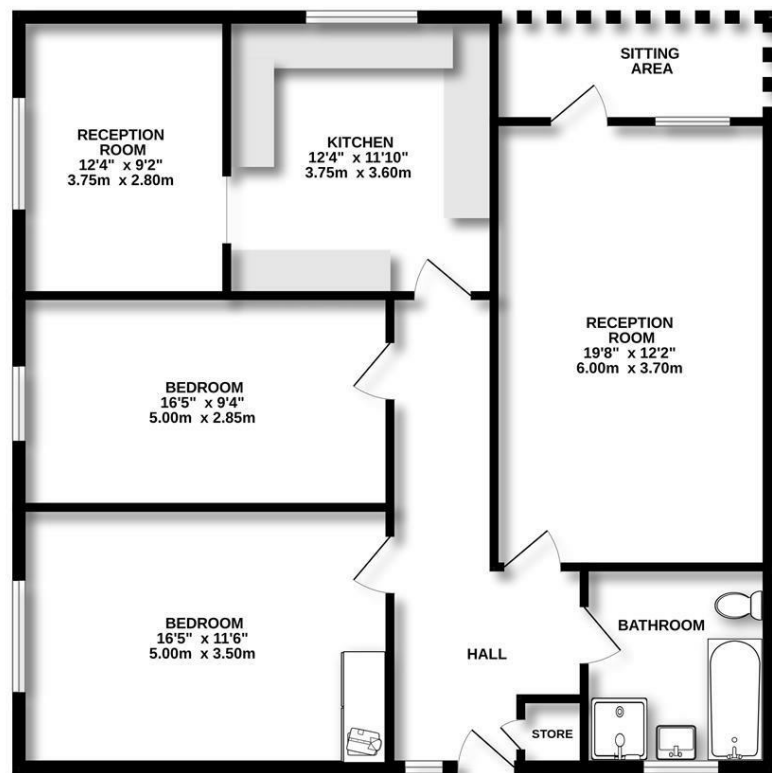






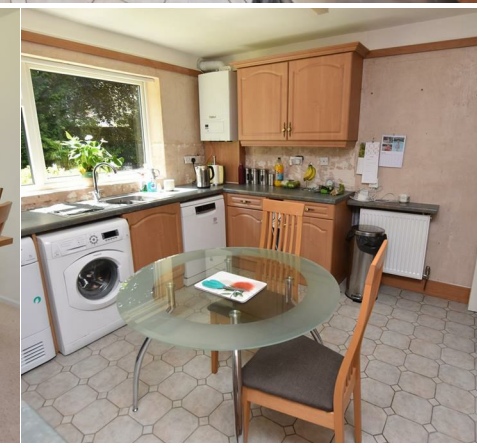
Floor Plan

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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 - 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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