



**Ladybower Close, WIRRAL CH49 4RY**

**welcome to**

**Ladybower Close, WIRRAL**

An excellent purpose built apartment in a popular development and offered with vacant possession !

Well presented throughout and with excellent links to transport and the motorways this apartment is a great opportunity to get onto the property ladder!



## **Property Description**

Located in the purpose-built block on the left-hand side as you enter the development, this apartment is located on the second floor. Access is via a security access system and then stairs lead to the apartment itself.

The apartment has a central entrance hall and a storage cupboard located off this.

To the front is the main living room with windows to the front offering great natural light. The kitchen is located to the side of this living space and has a range of modern base and wall units.

The bathroom has a 3pc bathroom suite.

To the rear are the two bedrooms, both being double bedroom spaces.

The property is a great chance to get on the property ladder and not to be missed!

### **Living Room**

19' 6" x 11' 3" ( 5.94m x 3.43m )

### **Kitchen**

8' 8" x 6' 11" ( 2.64m x 2.11m )

### **Bedroom One**

10' 6" x 10' 5" ( 3.20m x 3.17m )

### **Bedroom Two**

10' 6" x 7' 5" ( 3.20m x 2.26m )

### **Bathroom**



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## Ladybower Close, WIRRAL

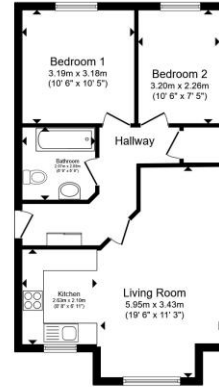
- Second Floor apartment
- Popular development
- Two Bedrooms
- Lounge to front
- Fitted Kitchen and Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 875.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 55.6 m<sup>2</sup> (599 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE106345 - 0002

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