



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!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

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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welcome to

Ladybower Close, WIRRAL

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

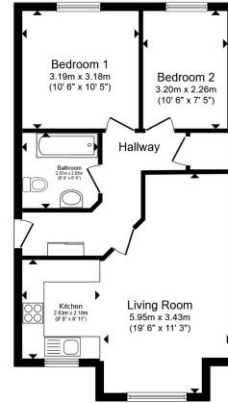
Tenure: Leasehold EPC Rating: C

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.

£135,000



Total floor area 55.6 m² (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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106345 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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