



Rothesay Court, Bebington

£120,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented and deceptively spacious first floor flat, ready for you to move straight in and start enjoying! Featuring uPVC double glazing and efficient combi gas central heating, this lovely home offers a practical and stylish layout throughout. Step inside to find a welcoming hallway complete with a deep walk-in storage cupboard — perfect for keeping everything neat and tidy. The bright and airy lounge boasts a charming display fireplace, creating a cosy focal point for relaxing or entertaining. The smart fitted kitchen breakfast room is a real highlight, with integrated appliances including a washing machine, sleek units, and a handy breakfast bar for casual dining. There are two generous double bedrooms, both benefiting from fitted wardrobes, offering excellent storage solutions. The bathroom is stylishly finished with full tiling and features a modern three-piece suite, along with a shower and screen over the bath for added convenience. Perfectly located in the heart of Bebington, this flat is just a short stroll from local shops, excellent schools, and great transport links. Offered for sale with no onward chain, this is an ideal opportunity for first-time buyers, downsizers, or investors alike. Don't miss out — book your viewing today! Council tax band A. Leasehold subject to a monthly service charge of £60.00 and there are 85 years left on the lease.



Hallway

19'9" (6.02m) x 3'5" (1.04m)

Lounge

13'4" (4.06m) x 13'2" (4.01m)

Kitchen Breakfast Room

14'8" (4.47m) Max x 9'2" (2.79m)

Bedroom One

13'7" (4.14m) Into Wardrobe Recess x 11'4" (3.45m)

Bedroom Two

13'7" (4.14m) x 9'1" (2.77m)

Bathroom

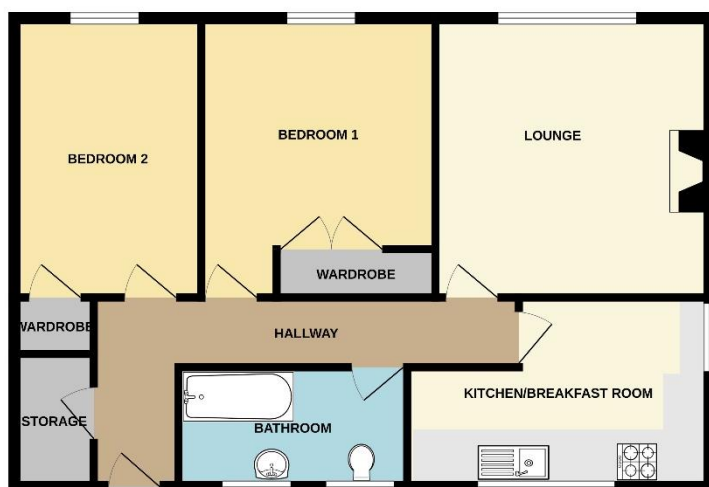
11'1" (3.38m) x 5'5" (1.65m)







GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



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TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, fixtures and appliances shown have not been visited and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 0.2025

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.