



Borough Road, Prenton

£675 PCM



LESLEY HOOKS
ESTATE AGENTS





Positioned above a local convenience store with personal access, this deceptively spacious first floor flat offers more than meets the eye! Ideally located within easy walking distance of shops, schools, and bus routes, everything you need is right on your doorstep. Inside, the flat benefits from uPVC double glazing and efficient combi gas central heating, ensuring comfort all year round. Step into a generous personal hallway that sets the tone for the rest of the home. The open plan lounge and fitted kitchen create a welcoming space to relax or entertain, complete with an integrated oven and four-ring gas hob. The flat boasts two well-proportioned double bedrooms and a sleek, modern three-piece bathroom featuring a mixer shower and screen over the bath – perfect for unwinding after a long day. With immediate availability, this bright and surprisingly spacious flat is ready for you to move in and make it your own! Council tax band A. EPC rating tbc



Hallway

20'5" (6.22m) x 5'4" (1.63m)

Open Plan Lounge & Kitchen

17'8" (5.38m) x 15'0" (4.57m)

Bedroom One

12'10" (3.91m) x 11'10" (3.61m)

Bedroom Two

9'9" (2.97m) x 9'6" (2.9m)

Bathroom

5'9" (1.75m) x 5'4" (1.63m)







GROUND FLOOR
639 sq ft. (59.4 sq m.) approx.



TOTAL FLOOR AREA: 639 sq ft. (59.4 sq m.) approx.
*When considering the floor area, it is important to note that the area shown is an approximate area and is not a guarantee of the actual area. The area shown is for information only and is not a guarantee of the actual area. The area shown is for information only and is not a guarantee of the actual area. The area shown is for information only and is not a guarantee of the actual area.

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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.