



Edmund Court, Magazine Road

£115,000



LESLEY HOOKS
ESTATE AGENTS





This block of Taylor Wimpey apartments are so handy for all amenities and this particular apartment is situated on the top floor with far reaching views. Offering uPVC double glazing and electric heating the layout briefly comprises communal reception with intercom system, hallway, open plan lounge with laminate flooring and smart fitted kitchen with excellent range of units and integrated hob and oven and space for appliances, two bedrooms and a bathroom. The block of apartments are set over four floors and are great for the commute to Liverpool as the tunnel is only a ten minute drive. Outside there is an allocated parking space but the property is also ideally situated with Bromborough retail park just a few minutes walk away offering an array of shops, restaurants and leisure pursuits. With great transport links to the A41, motorway networks and the Mersey tunnels, Liverpool and Chester are right on your doorstep. Energy Rating C. No onward chain. This property is leasehold and subject to an annual service charge.



Hallway

15'3" (4.65m) Max x 3'6" (1.07m)

Laminate flooring, storage cupboard, intercom entry.

Lounge/Dining Room

21'0" (6.4m) x 9'7" (2.92m)

Laminate flooring, windows to the front and side, open access to the kitchen.

Kitchen

10'3" (3.12m) x 8'11" (2.72m)

Modern fitted kitchen with a range of fitted units at eye and floor level, contrasting work surfaces, breakfast bar, integrated hob, oven and cookerhood, sink and drainer, open access to the dining area.

Bedroom One

11'2" (3.4m) x 9'1" (2.77m)

Laminate flooring, window to the front.

Bedroom Two

9'1" (2.77m) x 8'1" (2.46m)

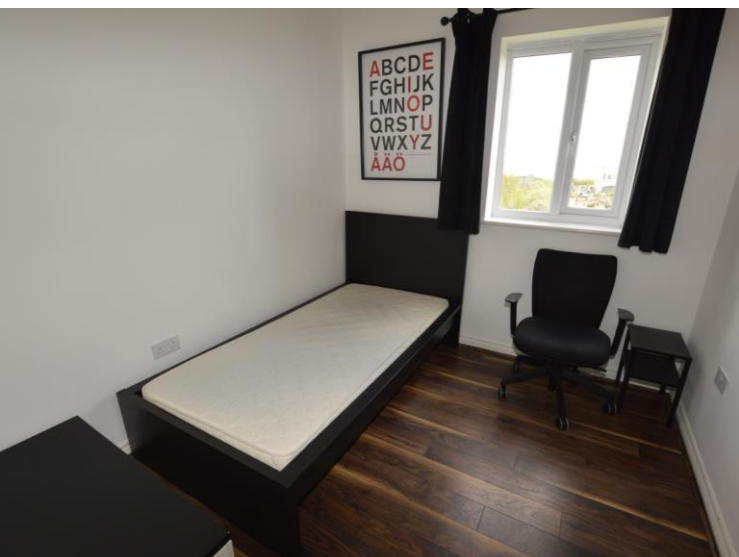
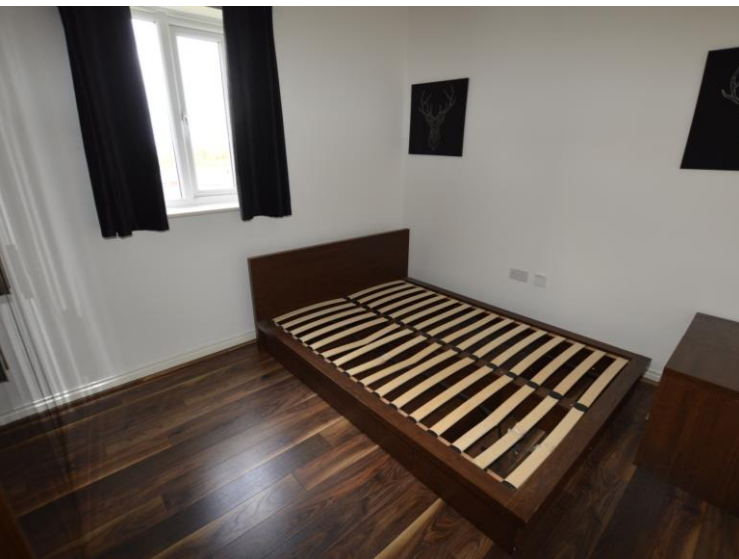
Laminate flooring, window to the front.

Bathroom

6'9" (2.06m) x 6'5" (1.96m)

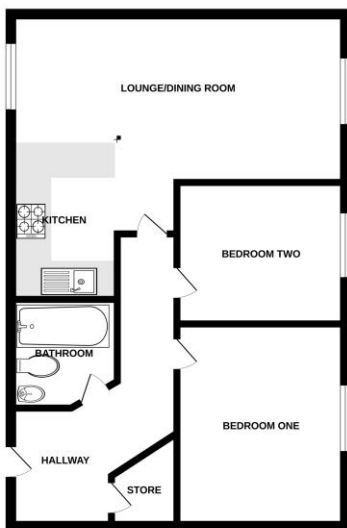
Three piece suite in white comprising wc, wash hand basin and bath with shower and screen above.







GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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