



# Hornby Avenue, Bromborough

£89,995



**LESLEY HOOKS**  
ESTATE AGENTS





Offering immaculate accommodation throughout, this top floor apartment is ready to move into. Having uPVC double glazing and under floor heating throughout the layout briefly comprises hallway with personal intercom and built in store cupboard, lounge and dining room open access to kitchen, door opening on to balcony, open access into a smart fitted kitchen, modern fitted kitchen with a range of wall and base units in white, space for appliances, two double bedrooms both with built in wardrobes, modern bathroom and a balcony. Ideally situated the property is within easy reach of all the shops and amenities in Bromborough Town centre. Bromborough retail park with its array of stores, restaurants and leisure pursuits is also within walking distance. Motorway networks with links to Liverpool and Chester are less than a ten minute drive away. Local primary and secondary schools are also within easy reach. The property is leasehold and a service charge of approx £55pcm applies and there are approximately 959 years remaining on the lease.



#### **Hallway**

16'7" (5.05m) x 2'10" (0.86m)

#### **Lounge/Dining Room**

18'9" (5.72m) x 12'7" (3.84m)

#### **Kitchen**

10'10" (3.3m) x 5'5" (1.65m)

#### **Bedroom One**

12'2" (3.71m) x 8'5" (2.57m)

#### **Bedroom Two**

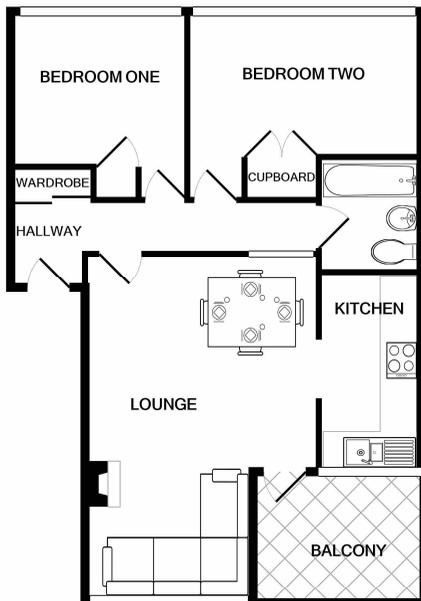
9'6" (2.9m) x 8'4" (2.54m)

#### **Bathroom**

6'2" (1.88m) x 5'2" (1.57m)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**Contact Us:**

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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.