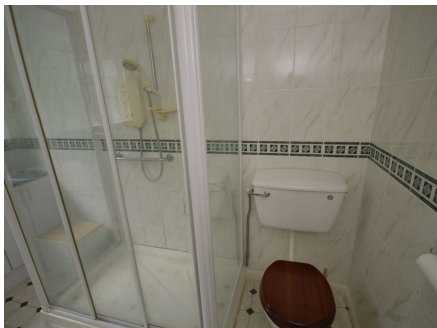




## Upton Court, Braeside Gardens, Upton

£140,000



**LESLEY HOOKS**  
ESTATE AGENTS







**\*360 VIRTUAL TOUR\*** This first floor apartment offers light and airy accommodation throughout that is ready to move in to. Having uPVC double glazing and gas central heating the layout briefly comprises communal reception, personal hallway, lounge through dining room with Juliet balcony, fitted kitchen with an excellent range of floor and eye level units, two generous double bedrooms, both with built in wardrobes and a bathroom with three piece suite. To the outside of the apartments there are well maintained communal gardens, parking facilities and a garage. Situated in a popular residential area. the property is within walking distance for local primary and secondary schools and a range of convenient local amenities, including supermarkets, bars, shops and restaurants. Motor way networks with links to Liverpool and Chester are a short drive away. The property is offered with no onwads chain. Council tax band B. Leasehold property subject to a yearly service charge of £1,400. There are 943 years left on the lease.

#### **Hallway**

14'3" (4.34m) x 3'4" (1.02m)

Two built in storage cupboards.

#### **Lounge Dining Room**

27'9" (8.46m) x 11'10" (3.61m)

Window to the rear, window and door to the front accessing the Juliet balcony.

#### **Kitchen**

11'9" (3.58m) x 9'4" (2.84m)

Fitted kitchen with an excellent range of floor and eye level units, contrasting worktops, oven, four ring gas hob, cooker hood, space and plumbing for appliances, sink with drainer, boiler, vinyl flooring, window to the rear.



#### **Bedroom One**

14'10" (4.52m) x 9'1" (2.77m)

Built in wardrobes, window to the front.

#### **Bedroom Two**

12'3" (3.73m) x 9'2" (2.79m)

Built in storage cupboard.

#### **Bathroom**

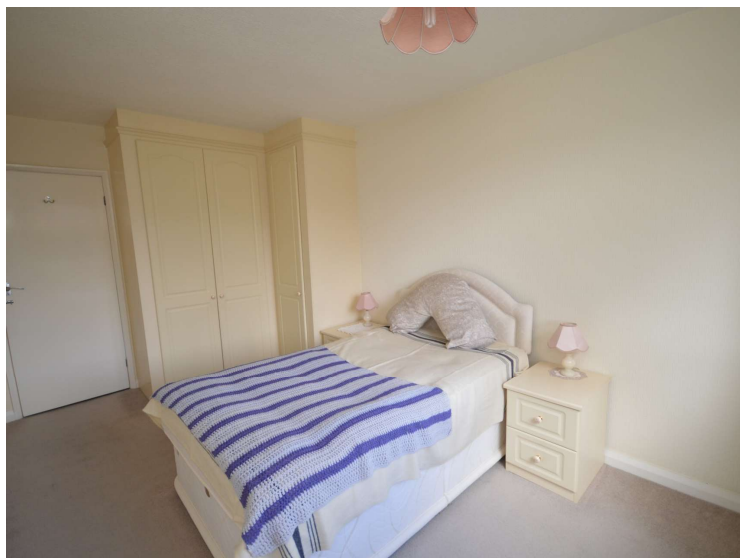
9'5" (2.87m) x 6'0" (1.83m)

Three piece bathroom in white comprising, vanity unit with wash hand basin, wc and shower, tiled walls, vinyl flooring, window to the rear.



#### **Outside**

To the outside of the apartments there are well maintained communal gardens, parking facilities and a garage.







GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or operation.

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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.