



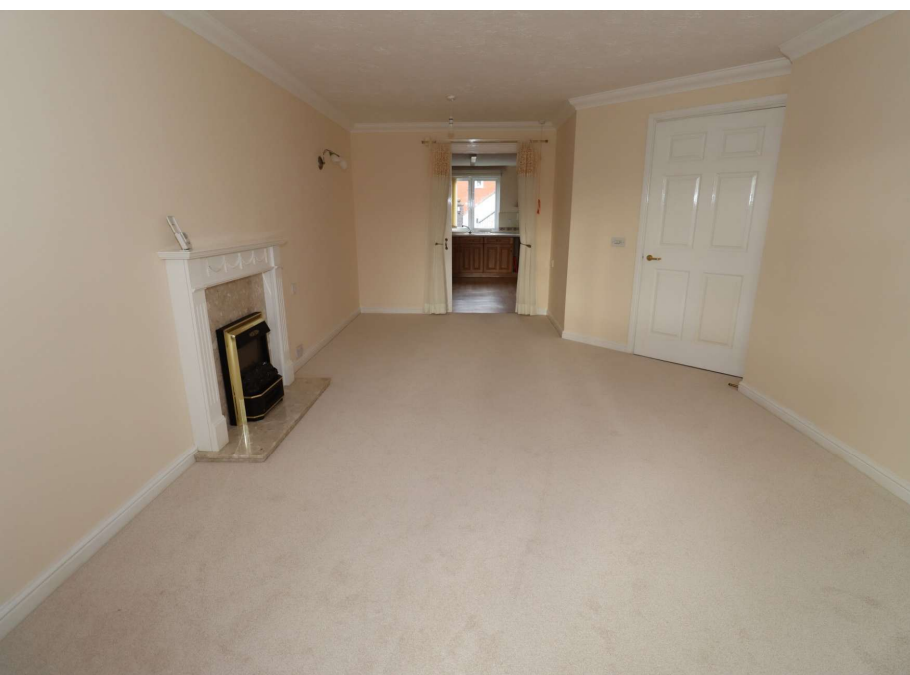
# Osborne Court, Port Sunlight

£195,000



LESLEY HOOKS  
ESTATE AGENTS





**\*360 VIRTUAL TOUR\*** Welcome to this charming ground floor retirement apartment nestled in the heart of Port Sunlight. As you enter, you're greeted by a welcoming hallway adorned with convenient storage cupboards. The residence features a spacious lounge dining room, providing a comfortable and inviting space for relaxation and entertaining. The well-equipped kitchen offers both functionality and style, making meal preparation a delight. A thoughtfully designed bathroom adds to the convenience of daily living. The two bedrooms provide peaceful retreats, with the main bedroom featuring a built-in wardrobe for added storage and organisation. Set in the middle of the award winning village of Port Sunlight with all its amenities and attractions on hand, the apartment itself offers a wealth of benefits including a weekly cleaner, gardener and parking to name but a few! There is a restaurant and communal lounge, ideal for those times when you don't want to cook or you simply fancy a change of scene. The apartments, although recently built, blend in perfectly with the style of the rest of the historic village and have two bedrooms with a mixture of ground floor and first floor. There is a full time manager 24/7 on site and an emergency call system. The development is fully gated and can only be accessed by the residents or via the warden. There is a visitors suite available to hire for visiting friends or relatives. Pets are permitted subject to conditions and all apartments are leasehold with a monthly service charge, please enquire for more details. The retirement security concept is to enable retired people to live in their own home for as long as possible. This is achieved by careful attention to the design of the buildings, which, amongst other things, make all the communal facilities and all the rooms in the private dwellings easily accessible to everyone including anyone who may be confined to a wheelchair. Careful attention is paid to detail, so that no steps or stairs have to be negotiated, sockets and switches are conveniently placed, and flooring is chosen with safety and ease of movement in mind. There is a speech alarm system accessible in every room of both the private dwellings and communal areas. Owners are at liberty to use the communal facilities as much or as little as they want. Leasehold property subject to a monthly service charge of £777.45 and there are 101 years left on the lease. Council tax band D.

#### **Hallway**

14'1" (4.29m) Max x 7'11" (2.41m) Max

#### **Lounge Dining Room**

11'8" (3.56m) x 21'1" (6.43m)

#### **Kitchen**

8'1" (2.46m) x 13'8" (4.17m)

#### **Bedroom One**

10'6" (3.2m) x 11'8" (3.56m)

#### **Bedroom Two**

11'2" (3.4m) x 8'7" (2.62m)

#### **Bathroom**

8'0" (2.44m) Max x 10'1" (3.07m)

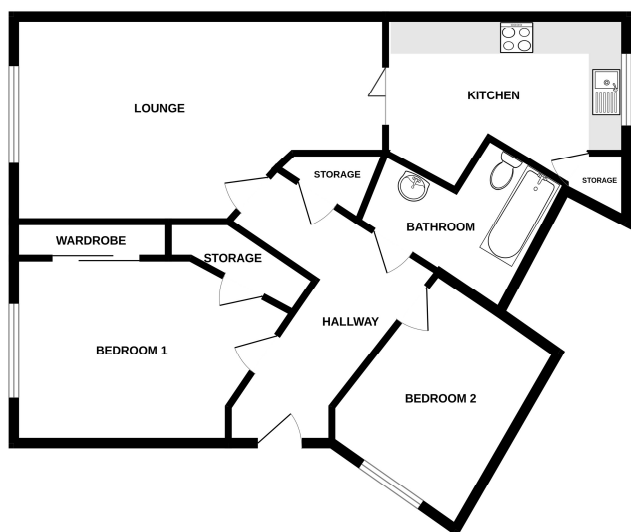








## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given. Please refer through correct.

## Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.