



Elm Court, Higher Bebington

£125,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a sought-after residential area, this immaculate first-floor flat offers more space than meets the eye! Perfectly situated within walking distance of convenient local shops, schools, and amenities, it's an ideal choice for both first-time buyers and those looking to downsize. Step inside to discover a welcoming hallway adorned with a handy storage cupboard, perfect for stowing away belongings. The layout flows seamlessly into an open-plan lounge, dining room, and fitted kitchen, creating a bright and airy living space that's perfect for relaxing and entertaining. The kitchen boasts integrated appliances, including a fridge and washing machine, ensuring convenience and functionality at your fingertips. You'll find two generously sized double bedrooms, each equipped with built-in wardrobes, providing ample storage solutions for your wardrobe essentials. A modern three-piece bathroom completes the accommodation, featuring a shower and shower screen over the bath, offering a tranquil retreat after a long day. Outside, your convenience is further enhanced with an allocated parking bay, ensuring hassle-free parking for your vehicle. And with no onward chain, you can make this lovely flat your own without delay! With its electric heating, a newly installed boiler and uPVC double glazing, this charming flat offers comfort, convenience, and a warm welcome to its lucky new owners. Don't miss out on the opportunity to call this delightful property your own! Council tax band B. Leasehold subject to an monthly service charge of £100 and there are 975 years left on the lease.



Hallway

14'3" (4.34m) x 4'0" (1.22m)

Open Plan Lounge, Dining Room and Kitchen

24'6" (7.47m) x 10'11" (3.33m)

Bedroom One

12'2" (3.71m) x 8'9" (2.67m)

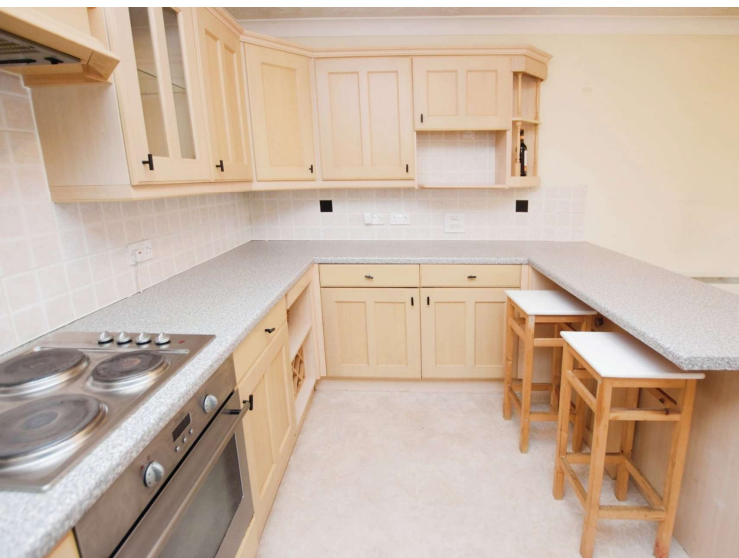
Bedroom Two

12'2" (3.71m) x 8'1" (2.46m)

Bathroom

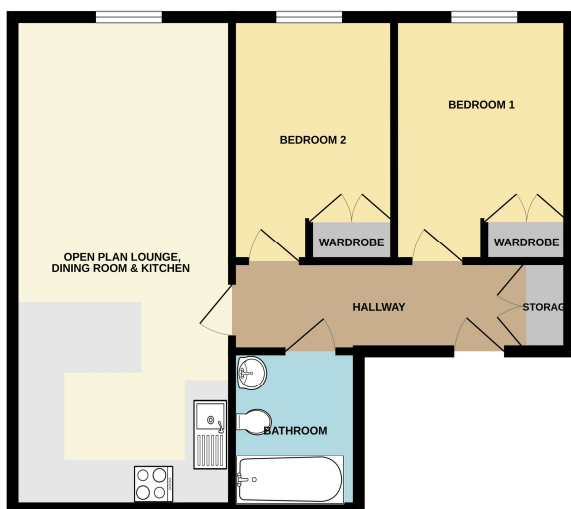
7'10" (2.39m) x 6'4" (1.93m)







GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, representations, or omissions, errors and omissions may occur and the advertiser accepts no responsibility for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made this 10th day of October 2024

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