

## Elm Court, Bebington

£145,000









LESLEY HOOKS
ESTATE AGENTS









Welcome to this beautifully presented second floor apartment, offering contemporary living in a sought after location. Designed with comfort and convenience in mind, Step inside to find a welcoming hallway leading to a stunning open plan kitchen, dining, and lounge area, ideal for both relaxing and entertaining. The modern kitchen is well equipped with sleek fittings and ample storage, seamlessly flowing into the bright and airy living space.

The apartment boasts two generously

sized bedrooms, including a stylish ensuite to the main bedroom for added privacy. A well appointed bathroom completes the accommodation. Additional benefits include an allocated parking space and the advantage of no onward chain, ensuring a smooth and hassle free move. The property is ideally situated just across the road from all the shops and amenities on Higher Bebington parade. There are numerous bus routes nearby and the train station is a five minute drive away. Motorway networks linking to Liverpool and Chester are a five minute drive away. Leasehold property subject to £100 pcm service charge, £50 per annum ground rent and there are 976 years left on the lease. Council tax band B. Superfast broadband.

## Hallway

17'11" (5.46m) x 10'0" (3.05m) Max

**Open Plan Lounge & Kitchen** 26'0" (7.92m) x 11'7" (3.53m)

**Bedroom One** 

14'0" (4.27m) x 8'10" (2.69m)

**En-Suite** 

6'5" (1.96m) x 5'10" (1.78m)

**Bedroom Two** 

11'2" (3.4m) x 8'0" (2.44m)

**Bathroom** 

7'2" (2.18m) x 6'10" (2.08m)







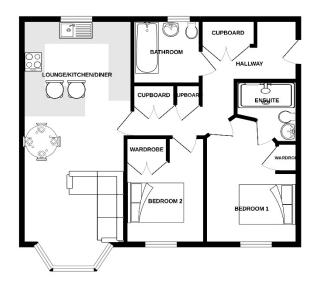






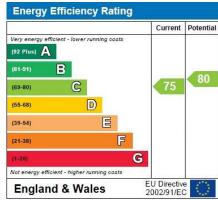


GROUND FLOOR 693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA, 635 Sign (64.4 Sign), approx.

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## **Contact Us:**

## 0151 644 6000

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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.