





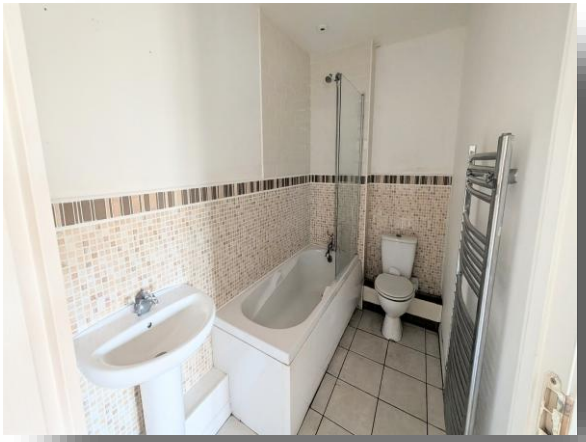
Holmes Court Merlin Road,Birkenhead CH42 9QH

jones & chapman

welcome to

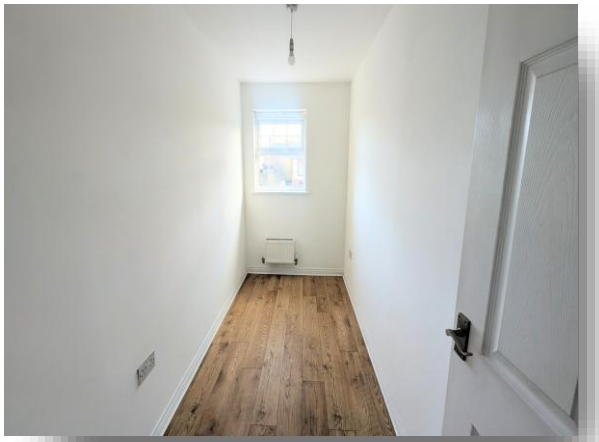
Holmes Court Merlin Road, Birkenhead

Chain-free, three-bedroom first-floor flat in Holmes Court offering a lounge, family bathroom, en-suite in master, communal gardens, and allocated parking. Located in a quiet, well-connected Prenton neighbourhood with strong local amenities and schooling nearby.













Entrance Hall
With radiator and storage cupboards.

Lounge
14' 4" x 17' 8" (4.37m x 5.38m)
Double-glazed windows to the front and side, and radiator.

Kitchen
10' 6" x 8' 4" (3.20m x 2.54m)
Kitchen with wall and base cupboards (in need of repair), sink and drainer unit and work surfaces. Electric oven and gas hob. Washing machine and fridge freezer. Radiator and double-glazed window to the side.

Bedroom One
8' 4" x 13' 5" (2.54m x 4.09m)
Double-glazed window to the front, radiator and built-in wardrobe.

En-Suite
Partially tiled En-Suite with WC.

Bedroom Two
8' 3" x 12' 2" (2.51m x 3.71m)
Double-glazed window to the front and radiator.

Bedroom Three
5' 7" x 12' 2" (1.70m x 3.71m)
Double-glazed window to the front and radiator.

Bathroom
Partially tiled bathroom with three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator.

Communal Areas
Communal gardens and parking.

Agents Note
Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries & satisfy themselves in regard to any specific requirements before proceeding.

Please Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Holmes Court Merlin Road, Birkenhead

- Three Generous Bedrooms
- Spacious Lounge
- Family Bathroom
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116431

The Property Ombudsman

Property Ref:
PTN116431 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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