



West Knowe, Oxton Prenton CH43 2NU

welcome to

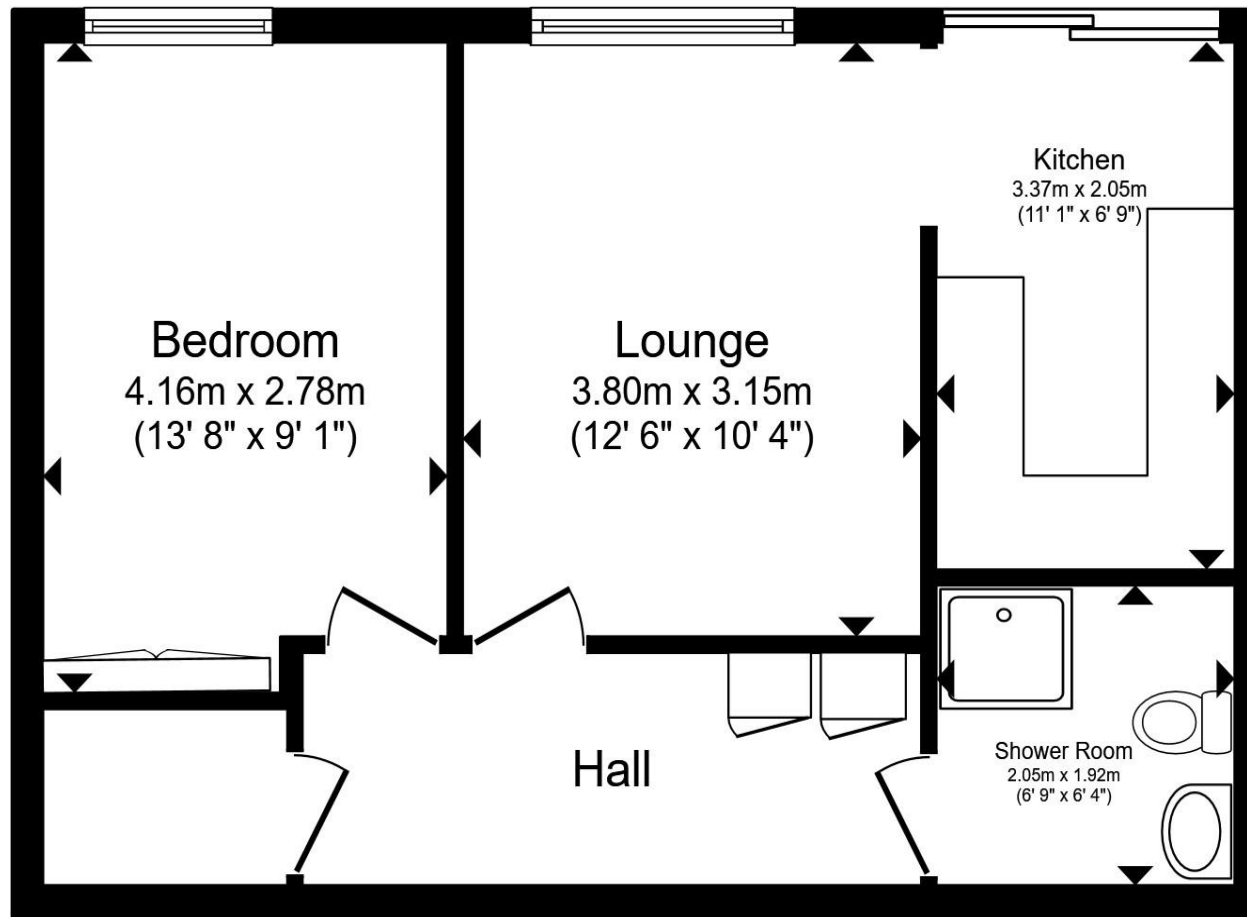
West Knowe, Oxton Prenton

Who says retirement can't be all about location, convenience and a little bit of fun?

Welcome to this charming ground floor retirement apartment, where the biggest challenge of the day might be deciding whether to enjoy a cuppa in your cosy lounge or catching up with neighbours in the communal lounge area. The apartment itself offers a bright lounge, fitted kitchen, generous bedroom and practical shower room, all conveniently arranged on one level. Being on the ground floor means you can leave mountain climbing to the younger generation, with no stairs to tackle here! Outside, the communal gardens provide the perfect spot for enjoying some sunshine, reading a good book, or keeping an eye on the local bird population. There's also parking available for visiting family, friends, or your own trusty set of wheels. And when you fancy a bit of retail therapy, a newspaper, or simply running your daily errands, the nearby shops are just a short walk away, making life wonderfully convenient. Whether you're looking to relax, socialise, or simply enjoy a low-maintenance lifestyle in a friendly community, this apartment ticks all the boxes and probably a few you hadn't thought of yet!

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 and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Cloakrooms

Lounge

12' 6" x 10' 4" (3.81m x 3.15m)

Kitchen

11' 1" x 6' 9" (3.38m x 2.06m)

Bedroom

13' 8" x 9' 1" (4.17m x 2.77m)

Shower Room

Outside

Total floor area 44.1 m² (475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

West Knowe, Oxton Prenton

- Ground Floor Retirement Apartment
- Bright & Spacious Lounge
- Fitted Kitchen
- Shower Room
- Well-Maintained Development

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 4632.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116856



Property Ref:
PTN116856 - 0003

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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