



Holmes Court, Merlin Road, Birkenhead, CH42 9QH

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.



Property Description

Notice Of Offer

6 Holmes Court, Merlin Road, Birkenhead, CH42 9QH

We advise that an offer has been made for the above property in the sum of £97,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Jones & Chapman: 349 Woodchurch Road, Prenton, CH42 8PE 0151 608 2287

Flat 6 is a spacious three-bedroom first-floor apartment set within the popular Holmes Court development on Merlin Road. All bedrooms are generously sized doubles, including a master bedroom with its own en-suite for added privacy. The comfortable lounge provides a relaxing living space, complemented by a sleek family bathroom. This chain-free, leasehold property is well placed for modern living, offering secure communal entry and access to communal gardens - perfect for outdoor leisure. A notable perk is designated parking, adding valuable convenience in a sought-after area. The property is nestled in a pleasant residential pocket of Prenton, known for its friendly community atmosphere and excellent connectivity.

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

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

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.



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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

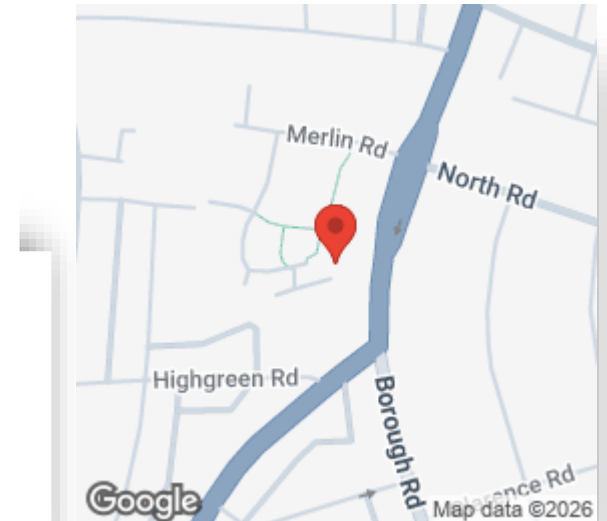
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Property Ref:
PTN116431 - 0006

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property


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