



**Shrewsbury Road  
Prenton  
Merseyside  
CH43 2JB**

**Offers In Excess Of £105,000**

**bettermove**

# Shrewsbury Road Prenton

Bettermove are proud to present this 2 bedroom flat in Prenton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

This is a leasehold property with 999 years on the lease from 1986; the ground rent and the service charge is £75pcm.

The interior of this property comprises a spacious living room, dining hall, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a shared rear garden, perfect for enjoying the summer months.

Located in the popular town of Prenton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A552, A41 and Birkenhead Central train station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

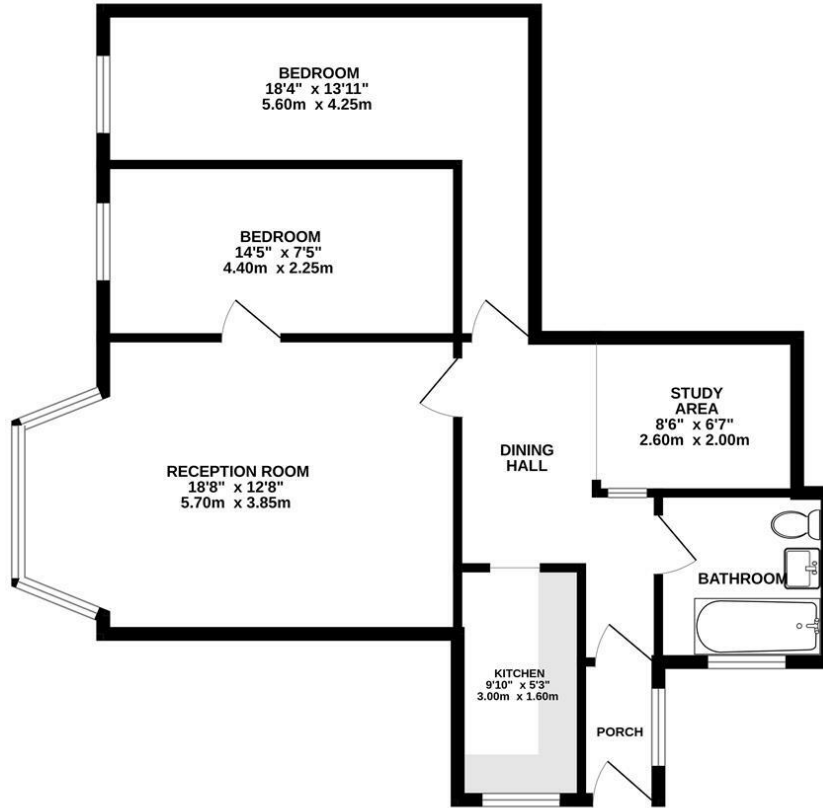
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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