



# Victoria Gardens, Oxton

Offers Over £135,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this immaculate flat that's just waiting to be your new home! This well presented property is now for sale in a highly sought after location, offering convenient access to public transport links and local amenities. The layout of the flat allows for a fantastic flow of natural light, making the space feel bright and welcoming. With two cosy reception rooms, you can easily create a comfortable living area, and a separate space for entertaining guests, or perhaps a home office or hobby room. The property comes with two well sized bedrooms offering ample space for furniture and storage items. You'll love the tranquillity of these rooms, providing you with a perfect retreat after a long day. The flat also features a modern bathroom, complete with all the essentials and stylishly finished. The practicality of this flat extends to the kitchen, which is well appointed with plenty of storage and workspace, ready for you to create your culinary masterpieces. In terms of energy efficiency, the property boasts an EPC rating of 'C'. The council tax band for this property is 'A'. Leasehold subject to a monthly service charge of £161.19 and there are 951 years left on the lease. This flat provides a great opportunity for anyone looking to make their next move. Its combination of a prime location, comfortable living spaces, and efficient layout make it a property not to be missed. Contact us today to arrange a viewing and see first hand what this delightful flat has to offer.



#### **Hallway**

3'2" (0.97m) x 4'10" (1.47m)

#### **Lounge**

13'7" (4.14m) x 13'5" (4.09m)

#### **Dining Room**

16'8" (5.08m) x 8'8" (2.64m)

#### **Kitchen**

9'11" (3.02m) x 6'2" (1.88m)

#### **Inner Hall**

4'5" (1.35m) x 4'0" (1.22m)

#### **Bedroom One**

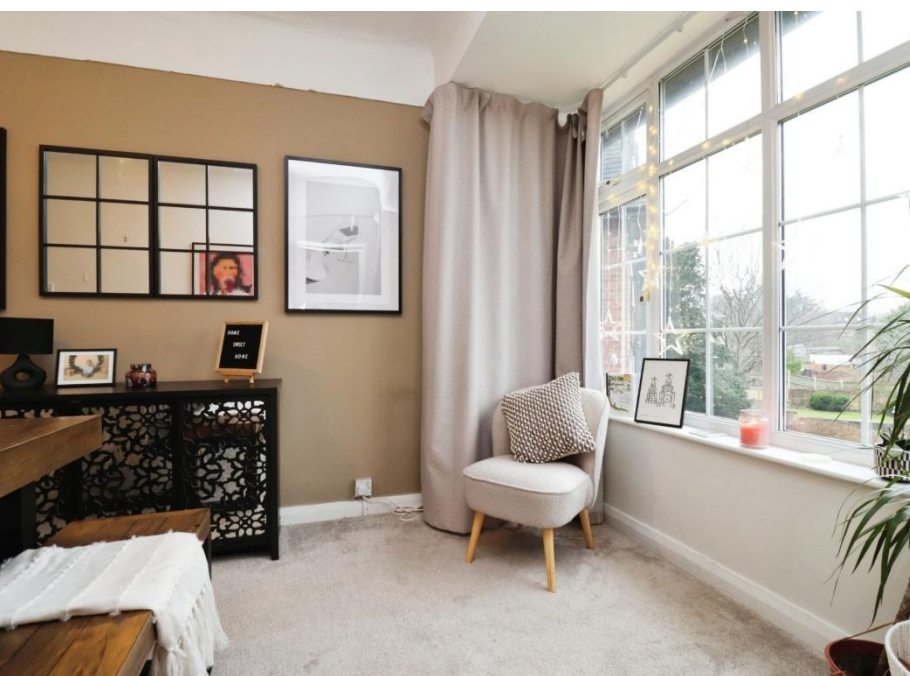
11'4" (3.45m) x 11'11" (3.63m)

#### **Bedroom Two**

11'10" (3.61m) x 6'8" (2.03m)

#### **Bathroom**

8'11" (2.72m) x 4'10" (1.47m)












TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.

[illegible]

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wirral, Merseyside, CH63 7PH

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.