



Constables
SALES & LETTINGS

70 Balls Road , Oxtou

£695 Per Month

NEW ***WITH PRIVATE GARDEN*** Available to let this stunning duplex apartment located on the ground floors of an impressive conversion close to the town centre. The property has been fully renovated to include kitchen, bathroom, full re-decoration and flooring. The accommodation is bright and spacious and comprises; entrance hallway, lounge-dining room, kitchen-breakfast room with integrated oven, a double bedroom and a bathroom. Outside the property has a private courtyard garden which is accessed of the lounge. The property is close to amenities and transport links with shops near by and the property is ideally placed for commuting to the major commercial centres of the region. This bright and airy apartment is available for occupation in April and early viewing is essential.



- Ground Floor Apartment
- Private Garden
- Available April

- One Double Bedroom
- Close to Town Centre
- Council Tax Band: A

- Separate Lounge
- Unfurnished

Hallway

Lounge-Diner

12'2" x 12'4" (3.71m x 3.76m)

Kitchen

13'6" x 8'4" (4.11m x 2.54m)

Bedroom One

15' x 9'4" (4.57m x 2.84m)

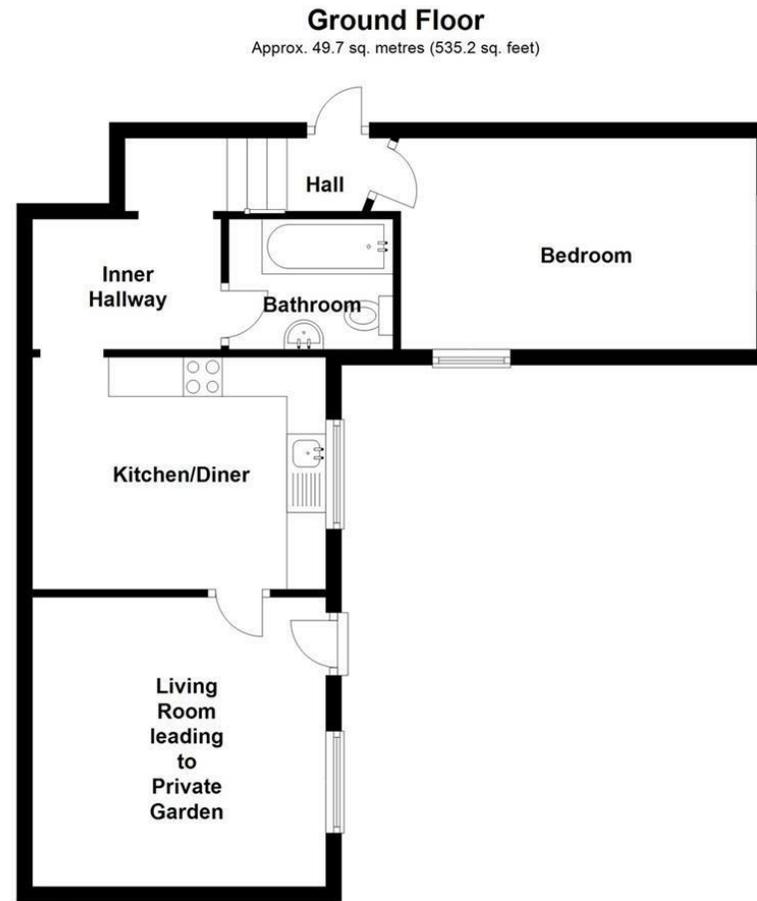
Bathroom

6'10" x 5'5" (2.08m x 1.65m)



EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



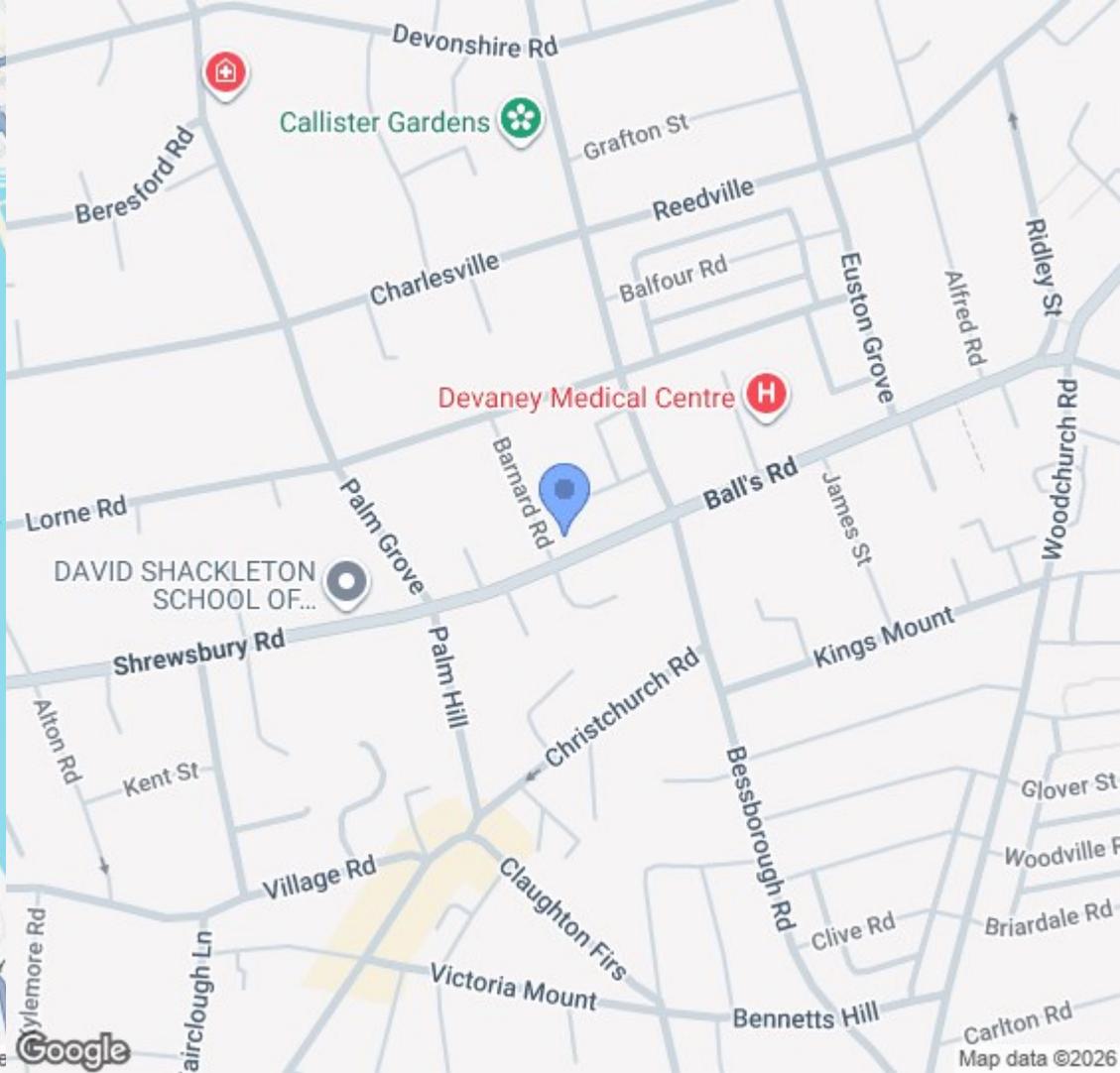
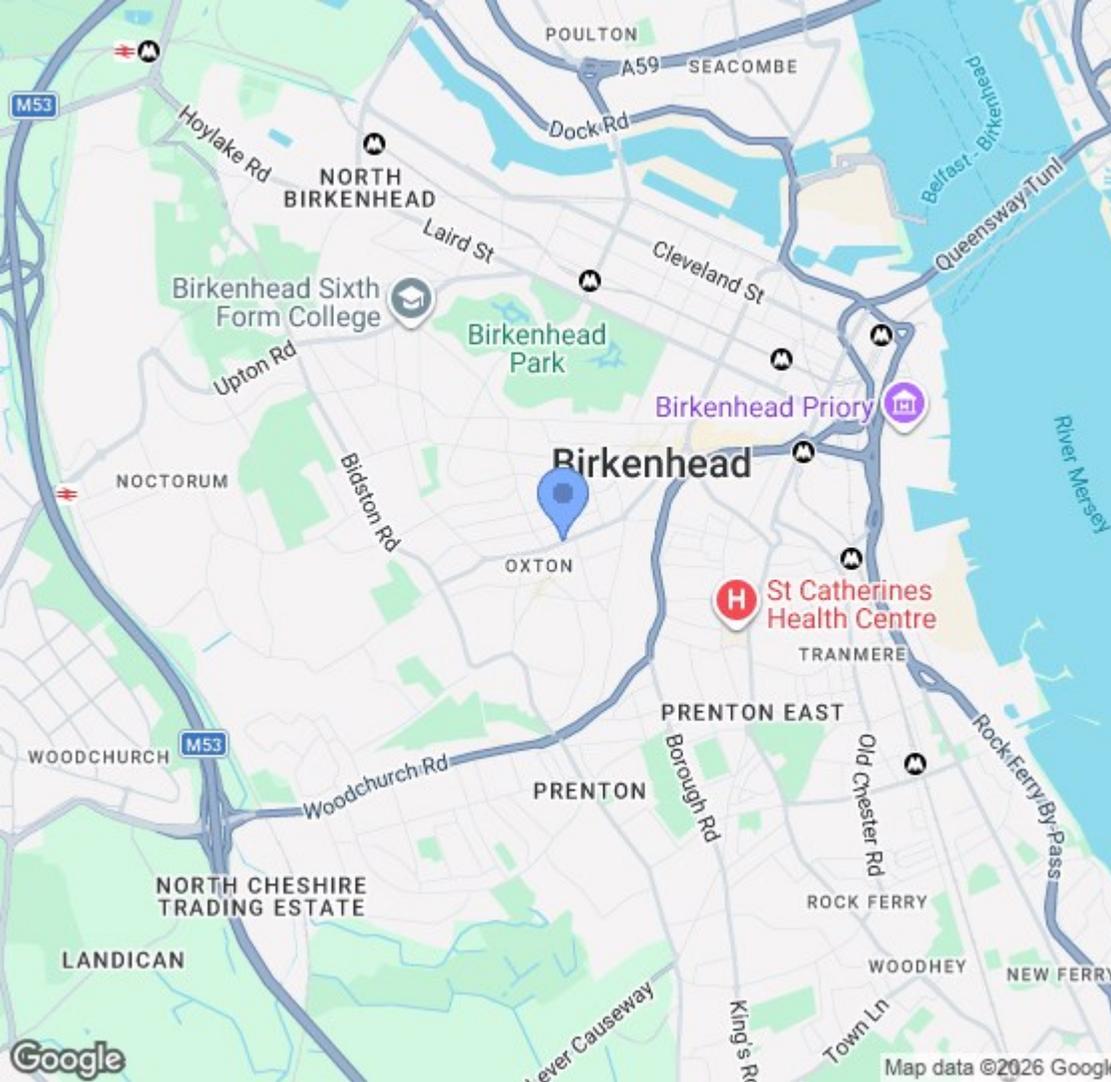
Total area: approx. 49.7 sq. metres (535.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose 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.

Plan produced using PlanUp.



Location Map

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S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333