

Murray Grove, West Kirby, Wirral

Asking Price: £210,000

Clive Watkin













A superbly presented and well-appointed two-bedroom first-floor apartment, ideally situated within this highly sought-after residential development, just a short stroll from the heart of West Kirby.

Perfectly positioned to enjoy all that this vibrant coastal town has to offer, the property is within easy walking distance of a superb selection of boutique shops, cafés, bars and restaurants, together with the picturesque Marine Lake, sandy beach and train station, making it an excellent choice for both commuters and those seeking a convenient lifestyle.
The accommodation is accessed via its own private entrance, with a staircase leading to a welcoming landing/hallway. The spacious lounge is flooded with natural light and features patio doors opening to a charming Juliet balcony, creating an inviting space for relaxation and entertaining. The fitted kitchen is well-equipped and thoughtfully designed to complement modern living.
The apartment boasts a generous principal bedroom with built-in wardrobes, providing ample storage, alongside a further double bedroom. Completing the accommodation is a contemporary shower room finished to a high standard.

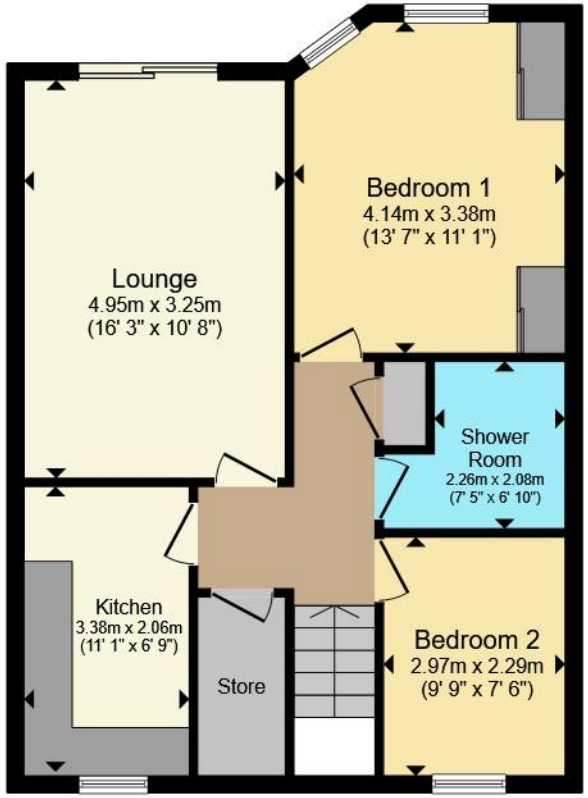
Externally, the property benefits from an allocated parking space and access to attractive communal gardens, offering pleasant outdoor surroundings for residents to enjoy.

Offered for sale with the added advantage of no onward chain, this exceptional apartment presents an ideal opportunity for first-time buyers, downsizers, investors or anyone looking to enjoy a low-maintenance home in one of the Wirral's most desirable locations. Early viewing is highly recommended.

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







Total floor area 60.3 m² (649 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

Clive Watkin







Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£1,320**

Years Left on Lease: **969**

Ground Rent: **£1**

Viewing by appointment

T: 0151 625 0900
E: westkirby@clivewatkin.com
11 Banks Road, West Kirby, Wirral, CH48 0QX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Clive Watkin is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: WKB_WKB260180_R6PL_8