



Nicola Gardens, Manor Road, Wallasey, CH45 4JB

welcome to

Nicola Gardens, Manor Road, Wallasey

ARE YOU LOOKING FOR APARTMENT LIVING? This spacious two bedroom flat in Nicola Gardens is perfect for buyers wanting a place to call their own. Boasting a large living room and kitchen/diner, as well as your own parking space, this one is a must see. Give us a call today.



Property Description

Jones & Chapman are delighted to bring to the market this modern two bedroom apartment. Situated in the highly popular coastal town of Wallasey and within distance of the promenade that spans the River Mersey from Seacombe Ferry to New Brighton Lighthouse. You'll be well connected to Liscard Cherry Tree Centre as well as travel links via bus and train into Liverpool as well as across the Wirral.

The flat itself consists of two double bedrooms, large living room, modern kitchen and family bathroom. The flat also comes with intercom access and allocated parking to the rear.

Set on the first floor, the apartment is perfect for first time buyers looking to enter the market as well as those looking to downsize. A spacious flat throughout this is a must view to truly appreciate what's on offer. Give us a call to book yourselves in.

Lounge

14' 9" x 18' 8" (4.50m x 5.69m)

Solid front door, double glazed windows to the front aspect, electric fire place, television connection point and storage cupboard.

Kitchen

14' 1" x 15' (4.29m x 4.57m)

Fitted kitchen with wall base units, complimentary work surfaces, sink and drainer. Electric oven, gas hob, plumbing space for fridge freezer and dishwasher. Double glazed windows to the rear aspect and radiator.

Bedroom One

10' 8" to wardrobes x 10' 2" (3.25m to wardrobes x 3.10m)

Double glazed window to the front aspect, radiator, built in wardrobes and television connection point.

Bedroom Two

10' 3" x 12' 6" (3.12m x 3.81m)

Double glazed window to the rear aspect and radiator.

Bathroom

WC, wash hand basin, bath with mixer taps, overhead shower and shower point. Extractor fan, radiator, tiling, and double glazed window to the side aspect.



view this property online jonesandchapman.co.uk/Property/WAL109445



welcome to

Nicola Gardens, Manor Road, Wallasey

- Council Tax Band: B
- First Floor Flat, Two Double Bedrooms
- Spacious Living Room
- Modern Kitchen
- Private Car Park With Allocated Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL109445](https://www.jonesandchapman.co.uk/Property/WAL109445)



Property Ref:
WAL109445 - 0007

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



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)