

# The Banks, Wallasey, CH45 3NS



## welcome to

## The Banks, Wallasey

Jones and Chapman are proud to bring you this ground floor two bedroom apartment in a highly sought after area, close to the river, restaurants and attractions of New Brighton. This property won't be around for long so call us now to avoid disappointment!













#### **Property Description**

This ground floor two bedroom apartment offers you cosy living with a view! Briefly, this property consists of two generous sized bedrooms, a good sized lounge which flows nicely into a galley kitchen and additionally has a balcony which overlooks the river! A good sized family bathroom and ample storage in the entrance hall. Additionally this flat comes with its own separate garage. Based in an idyllic location close to the river, restaurants and attractions of New Brighton. Book now to avoid disappointment!

#### **Entrance Hall**

Meter cupboard and carpet.

#### Lounge

16' 9" x 10' 7" ( $5.11m \times 3.23m$ ) UPVC double glazed window to front, UPVC double glazed patio door to front leading to balcony, two radiators and carpet.

#### Kitchen

14' 1" x 5' 11" ( 4.29m x 1.80m )

Comprising wall and base units, complementary work surfaces, sink and drainer. Electric oven and electric hob. Plumbing for washing machine, radiator and vinyl flooring. UPVC double glazed window to front.

#### **Utility Room**

6' 1" x 4' 5" ( 1.85m x 1.35m ) Gas meter and vinyl flooring.

#### **Bedroom One**

11' 1" x 9' 5" ( 3.38m x 2.87m ) UPVC double glazed window to front, radiator and laminate flooring.

#### **Bedroom Two**

11' 2" x 6' 7" (  $3.40m\ x\ 2.01m$  ) UPVC double glazed window to front, radiator and carpet.

#### Bathroom

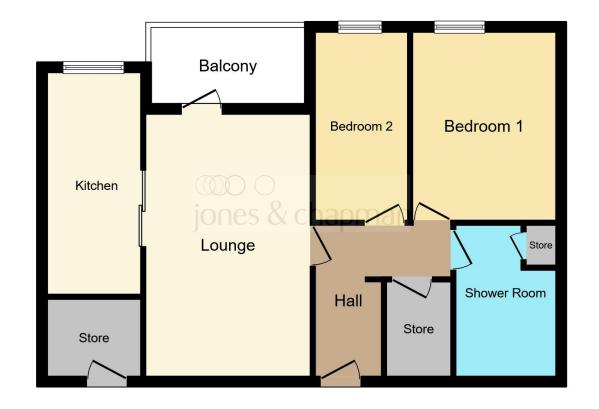
Comprising WC, wash hand basin and shower. Tiled walls, radiator, storage with water tank and laminate flooring.

#### Storage Room

5' 11" x 5' 2" ( 1.80m x 1.57m ) Situated adjacent to Flat and accessed from the communal hallway.

### Outside

**Garage** 14' x 7' 11" ( 4.27m x 2.41m ) Garage door.



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 any 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.



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# The Banks, Wallasey

- Council Tax Band: B
- Ground Floor Apartment, Two Bedrooms
- **River Facing Balcony with a View**
- Separate Garage & Storage Area
- Sought After Location

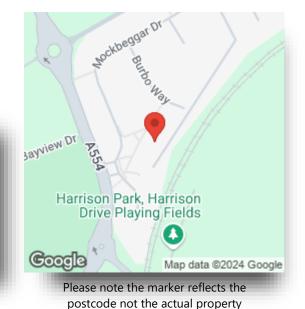
#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000







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Property Ref: WAL109902 - 0009 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.

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