

# Victoria Parade, WALLASEY, CH45 2PH



## welcome to

## Victoria Parade, WALLASEY

This fantastic two bedroom apartment is ideally situated close to New Brighton promenade, local amenities and transport links. The property also comes with allocated parking and would make an ideal home. Perfect for first time buyers, small families or investors! Early viewing is advised!













#### **Property Description**

Jones & Chapman are delighted to present this purpose built ground floor apartment in the much sought after location of Victoria Parade, ideally situated close to all the amenities of New Brighton. The accommodation briefly comprises: Communal entrance, entrance hallway, lounge/dining room, kitchen, two bedrooms and a bathroom. Externally there is an allocated parking space. Viewing is essential in order to appreciate the accommodation on offer!

#### **Entrance Hall**

Wooden front door, cupboard with water tank, storage heater and laminate flooring.

#### Lounge

15' 11" x 10' 4" ( 4.85m x 3.15m ) UPVC double glazed bay window to front, storage heater and carpet.

## Kitchen

10' 10" x 10' 4" (3.30m x 3.15m) Comprising sink, electric hob and oven, plumbing for washing machine, part tiled walls and laminate flooring. UPVC double glazed window to side.

## **Bedroom One**

13' 9" x 6' 11" (  $4.19m \times 2.11m$  ) UPVC double glazed window to front, electric heater and laminate flooring.

## Bedroom Two

12' 10" x 9' (3.91m x 2.74m) UPVC double glazed window to side and carpet.

## Bathroom

Comprising WC, sink and bath with electric shower. Part tiled walls and vinyl flooring.



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.focalagent.com





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- Council Tax Band: A
- Ground Floor Flat
- Two Bedrooms
- Ideal for First Time Buyers, Small Families or Investors
- Close to New Brighton Promenade, Local Amenities & Transport Links

#### Tenure: Leasehold EPC Rating: C

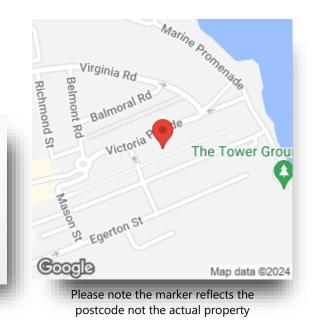
This is a Leasehold property with details as follows; Term of Lease 250 years from 12 Mar 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000









view this property online jonesandchapman.co.uk/Property/WAL110533



Property Ref: WAL110533 - 0003 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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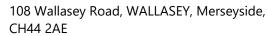
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