



The Cliff Wellington Road, Wallasey, CH45 2NL

welcome to

The Cliff Wellington Road, Wallasey

ARE YOU DREAMING OF SEAVIEWS? Then this Two Bedroom Flat in The Cliff is exactly what you're looking for. Ready-to-go, this flat is perfect as a first time home or somewhere to downsize. Sure to be very popular! Call us today to avoid disappointment!



Property Description

Jones & Chapman are proud to present this bright and airy Two Bedroom Flat in the highly popular 'The Cliff' Apartments. Located in the heart of New Brighton and overlooking the Waterfront and out to the Irish Sea. Blessed with uninterrupted views giving you an idyllic scene out your lounge and bedroom windows. Well Connected to Local Amenities, Travel Links via Bus and Train into Liverpool, across the Wirral and Cheshire. The flat itself is beautifully presented and modern throughout and consists of; a Spacious Lounge / Dining area with views out to sea, Kitchen, Master Bedroom, Second Double Bedroom, Storage / Utility Room and Bathroom. Externally, there is a garage for additional storage. The block has an onsite manager, lift facilities and an intercom system for all flats. It is a must-see to truly appreciate the views and the space available. Give us a call to book your viewing today.

Entrance Hall

Wooden door, meter cupboard, electric heater, fitted storage and laminate flooring.

Lounge

24' 6" x 13' 3" (7.47m x 4.04m)
UPVC double glazed window to front and double glazed window to side, two electric radiators and laminate flooring.

Kitchen

11' 1" x 8' 3" (3.38m x 2.51m)
Sink, electric oven, gas hob and extractor. Plumbing for washing machine, plumbing for dishwasher, integrated fridge/freezer. Part tiled walls, laminate flooring and UPVC double glazed window to front.

Utility Room

7' 8" x 5' 2" (2.34m x 1.57m)
Part tiled walls and laminate flooring.

Bedroom One

13' 1" x 8' 7" (3.99m x 2.62m)
UPVC double glazed window to side and carpet.

Bedroom Two

13' 3" x 10' 10" (4.04m x 3.30m)
UPVC double glazed window to side, fitted wardrobe and carpet.

Bathroom

WC, sink and bath with shower. Part tiled walls and tiled floor.



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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welcome to

The Cliff, Wellington Road, Wallasey

- Council Tax Band: B
- Sixth Floor Apartment
- Two Bedrooms
- Beautifully Presented & Modern Throughout
- Close to Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Dec 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110600 - 0008

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



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