



Serpentine Road, WALLASEY, CH44 0AT

welcome to

Serpentine Road, WALLASEY

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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Jones & Chapman are delighted to present this three bedroom top floor apartment in a much sought after location of Liscard, ideally situated close to all the amenities, transport links and Central Park. The accommodation briefly comprises: Communal entrance to the building, entrance hallway to the apartment, large lounge/dining area, kitchen, three generous bedrooms and a family bathroom. Externally there is a driveway offering off street

parking. Ideal for first time buyers, families or investors! Being sold with No Onward Chain! Viewing is essential in order to appreciate the accommodation on offer!

Communal Hall To Building

Wooden door, meter cupboards and vinyl floor.

Entrance Hall To Flat

Single glazed wooden door and carpet.

Lounge

18' 5" into bay x 12' 6" (5.61m into bay x 3.81m)
UPVC double glazed bay window to front, gas fire, radiator and laminate flooring.

Kitchen

10' 2" x 9' 7" max (3.10m x 2.92m max)
Comprising sink, gas hob and oven and extractor. Plumbing for dishwasher and plumbing for washing machine. Part tiled walls, boiler, vinyl floor and UPVC double glazed window to rear. Loft access.

Landing

Two radiators and carpet.

Bedroom One

12' 5" x 6' 7" (3.78m x 2.01m)
UPVC double glazed window to front, radiator and carpet.

Bedroom Two

12' 11" x 11' 10" plus bay (3.94m x 3.61m plus bay)
Two UPVC double glazed windows to rear, radiator and carpet.

Bedroom Three

12' 10" x 9' 5" (3.91m x 2.87m)
UPVC double glazed window to side, radiator and carpet.

Bathroom

Comprising WC, sink and bath with electric shower. Radiator, part tiled walls and part tiled floor. Two UPVC double glazed windows to side.



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Serpentine Road, WALLASEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: A
- Top Floor Flat

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 May 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110575 - 0012

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