



**Laburnum Road, Wallasey, CH45 5ES**

**welcome to**

**Laburnum Road, Wallasey**

ATTENTION INVESTORS AND FIRST TIME BUYERS! Are you looking for a fabulous first home or excellent buy to let opportunity? This two bedroom ground floor apartment in a purpose-built complex could be perfect for you! Call us today to book a viewing!



### Property Description

ATTENTION INVESTORS AND FIRST TIME BUYERS!  
Are you looking for a fabulous first home of excellent buy to let opportunity? This well presented and modern two bedroom ground floor apartment in a purpose-built complex, boasting allocated off-road parking and a close proximity to ever-popular New Brighton could be perfect for you! At just half a mile from beautiful Vale Park and just a short commute from the leisure complex Marine Point and New Brighton promenade moreover, it is close to bus and train routes into Liverpool City Centre and across the Wirral. Call us today to book a viewing!

### Entrance Hall

Wood framed front door, Intercom, electric heater, storage cupboard housing boiler and tiled floor.

### Open Plan Lounge/ Kitchen Area

20' 6" max x 10' 10" ( 6.25m max x 3.30m )

Lounge Area - Two UPVC double glazed windows to rear, electric heater and carpet. Kitchen Area - sink, electric hob and oven and extractor. Plumbing for washing machine, tiled floor.

### Bedroom One

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

UPVC double glazed window to front, electric heater and carpet.

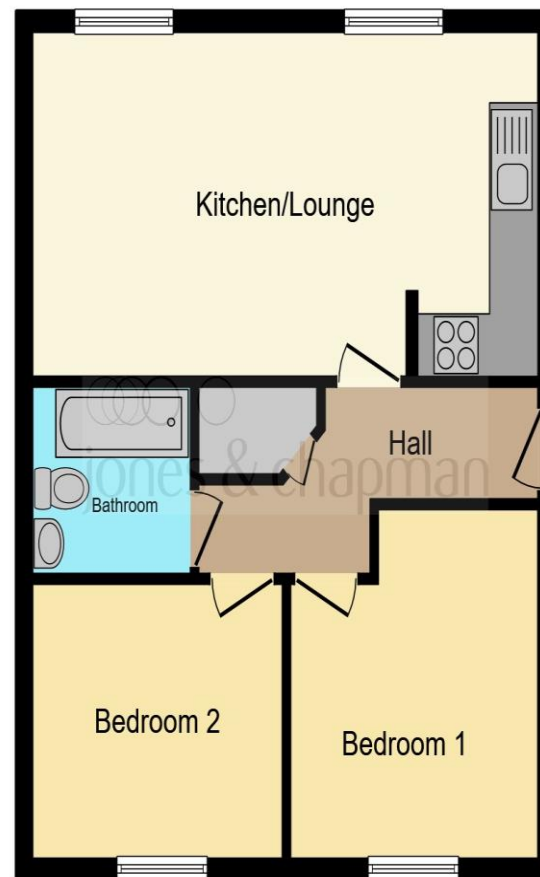
### Bedroom Two

10' 1" x 8' 6" ( 3.07m x 2.59m )

UPVC double glazed window to front and carpet.

### Bathroom

Comprising WC, sink and bath with electric shower. Part tiled walls, electric heater and laminate 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](http://www.focalagent.com)



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## Laburnum Road, Wallasey

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1799.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110452 - 0008

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jones & chapman



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