



**North Drive, Wallasey, CH45 0LZ**

**welcome to**

**North Drive, Wallasey**

This immaculately presented & modern two bedroom split level flat, situated in the ever popular area of New Brighton offers style, comfort and open plan living. Close to all of the amenities New Brighton offers, overlooking the River Mersey and with the added bonus of a private back garden.



### Agents Note

""currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details"".

### Property Description

VIEWS VIEWS VIEWS - take a look! Jones and Chapman are proud to bring you this immaculately presented & modern two bedroom ground and lower floor duplex flat. Offering stunning views across the river and with a breath-taking large private garden which is truly a "see it to believe it" space. The property itself offers a modern open plan feel, offering lots of space, a fantastic lounge/dining space with high ceilings as well as a cove area with a window overlooking the river, perfect for curling up with a book and a coffee. The kitchen is offset from the lounge and give a real feeling of a social space as it is the central area of the property. This is a must see to truly take in the beauty and space that this flat offers so call us now to arrange a viewing!

### Entrance Hall

Composite door and tiled floor.

### Lounge

17' 8" x 16' 11" ( 5.38m x 5.16m )

UPVC double glazed bay window and double glazed patio door to rear, radiator and carpet.

### Kitchen

11' 3" x 7' 8" ( 3.43m x 2.34m )

Sink, electric oven, electric hob and extractor. Plumbing for dishwasher, plumbing for washing machine, integrated fridge/freezer, part tiled walls and tiled floor.

### Bedroom One

13' 10" x 12' 11" ( 4.22m x 3.94m )

UPVC double glazed window to rear, built in wardrobes, radiator and laminate flooring.

### En Suite

Comprising WC, sink and shower. Towel radiator, tiled walls and tiled floor.

### Bedroom Two

12' 8" x 11' 8" ( 3.86m x 3.56m )

UPVC double glazed window to side, radiator and carpet.

### Bedroom Three

9' 8" x 7' 7" ( 2.95m x 2.31m )

UPVC double glazed window to side, radiator and carpet.

### Bathroom

WC, sink and freestanding bath. towel radiator, tiled walls and tiled floor.

### Outside

#### Rear Garden

Decked area - tiered.



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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## North Drive, Wallasey

- Council Tax Band: A
- Split Level Ground Floor Apartment
- Three Bedrooms
- Immaculately Presented & Modern Throughout
- Close to Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110535 - 0002

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