



Willow Court, Grosvenor Road, Wallasey, CH45 2LW

welcome to

Willow Court, Grosvenor Road, Wallasey

DEVELOPERS DREAM! Close to all of the amenities New Brighton offers such as restaurants, pubs, supermarkets, train station, local stores and the promenade and beach front. This ready stripped, top floor apartment is a must see! Being sold with No Onward Chain. Call us now to arrange a viewing!



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 £300 inc VAT towards the preparation cost of the pack.

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.

Agents Note

Currently the Vendors' details don't match the Registered Title at Land Registry. Please ask the Branch for more details.

Property Description

Jones and Chapman are proud to bring you this one bedroom, top floor apartment. The perfect project for somebody looking to put their stamp on a property! Situated in the Heart of New Brighton, within the ever evolving and sought-after Victoria quarter, with restaurants, pub and bars, supermarkets and a cinema all within 0.5 Miles as well as New Brighton Train Station, New Brighton Promenade and beach front all in very close proximity. Briefly the property consists of an entrance hall, one large double bedroom, bathroom, lounge area and kitchen. The building features a secure intercom system. To appeal to developers or cash buyers, all walls and flooring stripped - no rip out costs or waste removal needed. Being sold with No Onward Chain. Call us now to arrange a viewing.

Entrance Hall

Wooden front door, intercom system and meter cupboard.

Lounge

14' 7" x 11' 1" max (4.45m x 3.38m max)
UPVC double glazed window to front and electric heater.

Kitchen

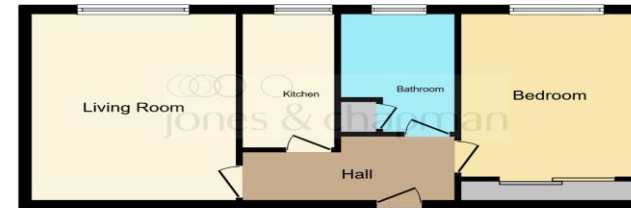
10' 4" x 5' 4" (3.15m x 1.63m)
Sink, electric hob and oven and extractor. Part tiled walls, tiled floor and UPVC double glazed window to front.

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)
UPVC double glazed window to front, electric heater and fitted wardrobe.

Bathroom

WC, sink and bath. Storage cupboard housing water tank, part tiled walls, vinyl flooring and UPVC double glazed window to side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Willow Court, Grosvenor Road, Wallasey

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

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110591 - 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk