



Denton Drive, Wallasey, CH45 7QR

welcome to

Denton Drive, Wallasey

Jones and Chapman are delighted to present this two bedroom ground floor apartment with plenty on offer and being sold with No Onward Chain and the Freehold for the property, this could be perfect for you! Call us today or pop into branch 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 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 and Chapman are delighted to present this Ground Floor Two Bedroom apartment being sold with No Onward Chain and the Freehold for the property, this could be perfect for you! With spacious accommodation, this is not one to miss. Close to excellent local amenities and for those who travel for work or leisure there are excellent transport links across Wirral and into Liverpool City Centre where you can catch trains to most of the UK, as well as easy access to the M53 motorway. The property briefly comprises of; entrance hall, living room, bedroom, dining room, kitchen, utility room and the bathroom. Viewing is recommended to fully appreciate the fantastic opportunity on offer.

Entrance Hall

UPVC double glazed front door, meter cupboards, radiator and carpet.

Lounge

16' 1" x 11' 8" max (4.90m x 3.56m max)
UPVC double glazed window to front, radiator, electric fire and carpet.

Bedroom One

14' 9" into bay x 12' 5" max (4.50m into bay x 3.78m max)
UPVC double glazed bay window to front, radiator and carpet.

Kitchen

8' 1" x 7' 8" (2.46m x 2.34m)
Comprising sink, gas hob and electric oven. Plumbing for washing machine, part tiled walls, tiled floor and UPVC double glazed window to rear.

Utility Room

5' 11" x 5' 3" (1.80m x 1.60m)
Boiler, laminate flooring and UPVC double glazed door to rear.

Bedroom Two

12' 1" into bay x 11' 10" max (3.68m into bay x 3.61m max)
UPVC double glazed window to rear, fitted storage, radiator and laminate flooring.

Bathroom

Comprising WC, sink and bath with tap shower. Radiator, fitted cupboard, wood panel walls, vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Garden

Grass area, tiered, brick walls.



view this property online jonesandchapman.co.uk/Property/WAL110791



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

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



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



Please note the marker reflects the postcode not the actual property

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WAL110791 - 0005

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.

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