



The Cliff, Wellington Road, WALLASEY, CH45 2NW



welcome to

The Cliff, Wellington Road, WALLASEY

ARE YOU DREAMING OF SEAVIEWS? Then this four bedroom penthouse apartment in The Cliff is exactly what you're looking for! Being sold with No Onward Chain & ready to drop your furniture in. Sure to be very popular! Call us today to avoid disappointment!













Property Description

Jones and Chapman are delighted to present this beautifully presented four-bedroom penthouse apartment at The Cliff, Wellington Road. This property has tons of spacious accommodation on offer, with lots of natural light and scenic views of the promenade, River Mersey, Wales and Liverpool. It is not one to be missed! The property consists of: A large open plan living and dining area with incredible views, leading to the stylish and modern kitchen. The large master bedroom has an ensuite bathroom and walk in wardrobe area. There are three more double bedrooms and family bathroom, offering ample living space and storage. The entire property has been decorated to a high level and finish. Off the communal hallway, there is an additional space included with the sale of the property that could be used as an office, quest room or even converted back into a garden / outdoor space (with permission from the Freeholders). The building also offers communal parking spaces, and a large, allocated garage space is included within the sale. Located close to New Brighton's amenities and transport links. Call us today to book your viewing!

Entrance Hall

Wooden door, radiator and carpet.

Lounge

24' 4" x 12' 7" (7.42m x 3.84m) UPVC double glazed windows to front and side, radiator and carpet.

Dining Room

10' 9" x 7' 11" (3.28m x 2.41m) UPVC double glazed window to front, radiator and carpet.

Kitchen

10' 9" x 8' 2" (3.28m x 2.49m) Sink, Range Cooker, Integrated fridge/freezer and plumbing for washing machine. Tiled walls, vinyl flooring and UPVC double glazed window to front. **Boiler Room** 8' 10" x 5' 2" (2.69m x 1.57m) Boiler and water tank.

Bedroom One

16' 8" max x 10' 7" (5.08m max x 3.23m) UPVC double glazed window to side, radiator, fitted wardrobe and carpet.

Bedroom Two

16' 9" max x 8' 7" (5.11m max x 2.62m) UPVC double glazed window to side, fitted wardrobe, radiator and carpet.

Bedroom Three

13' 2" max x 10' 9" (4.01m max x 3.28m) UPVC double glazed window to side, fitted wardrobe, radiator and carpet.

Bedroom Four

18' 8" max x 13' max (5.69m max x 3.96m max) UPVC double glazed windows to front and side and carpet.

Dressing Room 8' 3" x 6' 3" (2.51m x 1.91m) Radiator and carpet.

En Suite

WC, bidet, sink and shower. Tiled walls, wall radiator and vinyl flooring.

Bathroom

WC, sink and bath with shower. Tiled walls, storage cupboard and vinyl flooring.

Additional Room

 18° 1" x 17' 6" max (5.51m x 5.33m max) Two UPVC double glazed windows to side, two radiators and carpet.

Outside

Garage 17' 3" x 12' 3" max (5.26m x 3.73m max) Up and over door and lighting.



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



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welcome to

The Cliff, Wellington Road, WALLASEY

- Council Tax Band: B
- Penthouse Apartment
- Four Bedrooms
- Beautifully Presented & Modern Throughout
- Stunning Views of The Promenade, River Mersey, Liverpool & Wales

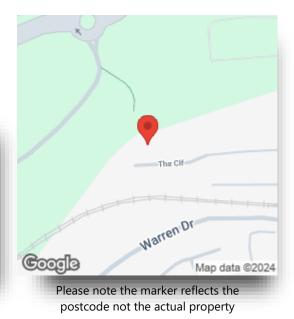
Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Dec 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£375,000**







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Property Ref: WAL110640 - 0009 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.

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