









### welcome to

## **Marymount Close, Wallasey**

ARE YOU LOOKING FOR APARTMENT LIVING? This two bed upper floor flat is perfect for anybody looking to downsize or young buyers wanting to get on the property ladder. Offering a modern kitchen/living space and two double bedrooms it is not one to be missed! Call us today!













#### **Property Description**

Jones & Chapman are proud to present this modern two bedroom upper floor flat in the popular Wirral town of Wallasey. Located within distance of Central Park as well as Liscard's Cherry Tree Shopping Centre, the property is also well connected with travel links via bus and train into Liverpool, across the Wirral and Cheshire as well as sought-after schools at the primary and senior levels. The flat itself consists of spacious double bedroom, second double bedroom, three piece bathroom suite, lounge/diner and kitchen. The block comes with an intercom access system and allocated parking spaces. This property is perfect for those looking to downsize to apartment living or first time buyers wanting somewhere they can buy to get themselves on the property ladder. Give us a call today to book yourself a viewing to truly appreciate the space that's on offer.

#### **Entrance Hall**

Wooden front door, storage cupboard, radiator and laminate flooring.

#### Lounge

14' 3" x 10' 7" max ( 4.34m x 3.23m max ) UPVC double glazed window to front, radiator and laminate flooring.

#### Kitchen

9' 10" x 6' 4" ( 3.00m x 1.93m )

Sink, electric oven, gas hob and extractor. Plumbing for washing machine, part tiled walls and boiler. UPVC double glazed window to side.

#### **Bedroom One**

15' 2"  $\times$  8' 10" max (  $4.62m \times 2.69m \text{ max}$  ) UPVC double glazed window to front, radiator, fitted wardrobe and carpet.

#### **Bedroom Two**

8' 9" x 8' 5" ( 2.67m x 2.57m )

UPVC double glazed window to front, radiator and carpet.

#### **Bathroom**

WC, sink and bath with shower. Part tiled walls, radiator and vinyl 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





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## Marymount Close, Wallasey

- Council Tax Band: B
- **Upper Floor Apartment**
- Allocated Parking Space
- Well Presented Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Leasehold EPC Rating: C

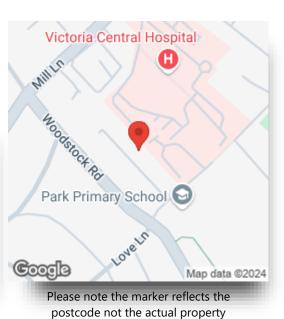
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000









view this property online jonesandchapman.co.uk/Property/WAL110641



Property Ref: WAL110641 - 0002 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 quidance 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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