









# welcome to

# **Rakersfield Road, Wallasey**

This fantastic apartment is ideally situated close to New Brighton, local amenities and transport links. The property also comes with allocated parking and would make an ideal home. Perfect for first time buyers, downsizers or investors! Early viewing is advised!













### **Property Description**

Jones & Chapman are delighted to present this purpose-built upper floor apartment in the much sought after location of Rakersfield Road, ideally situated close to all the amenities of New Brighton. The accommodation briefly comprises of lounge/dining room, kitchen, bedroom and a bathroom. Externally there is an allocated parking space. Viewing is essential in order to appreciate the accommodation on offer!

## **Agent's Note**

'The term of the lease is 120 years from 01/01/1983, which means there are currently 78 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.'

### Lounge

18' 3" x 9' (5.56m x 2.74m)

UPVC double glazed window to front, wooden front door, electric fire and carpet.

#### Kitchen

6' 1" x 5' 8" ( 1.85m x 1.73m )

Sink, electric hob and oven and extractor. Plumbing for washing machine. Part tiled wall, vinyl flooring and UPVC double glazed window to front.

#### **Bedroom One**

7' x 5' 1" ( 2.13m x 1.55m )

UPVC double glazed window to side, water heater and carpet.

#### **Bathroom**

WC, sink and electric shower. PVC panels, UPVC double glazed window to side. Loft access.

## Outside Front Garden

Communal Garden.



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





## welcome to

# Rakersfield Road, Wallasey

- Council Tax Band: A
- Upper Floor Flat
- One Bedroom
- Less than 80 Years Remaining on the Leasehold.
- Close to Local Amenities & Transport Links

## Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £45,000



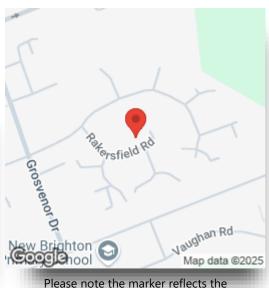


# view this property online jonesandchapman.co.uk/Property/WAL110755



Property Ref: WAL110755 - 0007 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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Please note the marker reflects the postcode not the actual property





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