



Rowson Street, Wallasey, CH45 5AR

welcome to

Rowson Street, Wallasey

This fantastic three bedroom apartment is ideally situated close to the local amenities and transport links of New Brighton. Perfect for first time buyers, families or investors looking to put their own stamp on a property! Early viewing is advised!



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.

Agent's Note

TITLE OF PROPERTY TO BE SPLIT BEFORE/ON COMPLETION OF SALE, PLEASE SPEAK WITH AGENT FOR FURTHER DETAILS

Property Description

Jones & Chapman are delighted to present this three bedroom top floor apartment in a much sought after location of New Brighton, ideally situated close to all the amenities and transport links. The accommodation briefly comprises: Communal entrance to the building, entrance hallway to the apartment, large lounge/dining area and kitchen, three generous bedrooms and a family bathroom. Ideal for first time buyers, families or investors! Being sold with No Onward Chain! Viewing is essential in order to appreciate the accommodation on offer!

Entrance Hall

Wooden door and carpet.

Open Plan Lounge/Kitchen

22' 8" max x 14' 4" max (6.91m max x 4.37m max)
Lounge area comprises - Three UPVC double glazed windows to front, radiator, boiler, meter cupboard and laminate flooring.

Kitchen area comprises - Sink, gas hob and extractor and oven. Plumbing for washing machine, part tiled walls and tiled floor area.

Landing

UPVC double glazed window to rear, radiator and carpet.

Bedroom One

14' 3" x 8' 11" (4.34m x 2.72m)
UPVC double glazed windows to side and rear, radiator and carpet.

Bedroom Two

17' 2" max x 14' 9" max (5.23m max x 4.50m max)
UPVC double glazed window to front, radiator and fitted storage.

Bedroom Three

12' 5" x 9' 2" max (3.78m x 2.79m max)
UPVC double glazed window to rear, radiator and carpet.

Bathroom

WC, sink and bath with overhead shower. Towel radiator, tiled walls and tiled floor. UPVC double glazed window to rear.



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

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000



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 must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110727 - 0004

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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