



**The Channel, Burbo Way, Wallasey, CH45 3NU**

**welcome to**

**The Channel Burbo Way, Wallasey**

Are you looking for apartment living? This one bedroom 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/dining space and a spacious double bedroom, it is not one to be missed! Call us today!



### Property Description

Jones & Chapman are proud to present this modern one bedroom upper floor flat in The Channel, Burbo Way. Located within walking distance of Wallasey Grove Road train station and the amenities of Wallasey Village. The flat itself consists of spacious double bedroom, three piece bathroom suite, lounge/dining/kitchen area. Recently renovated, 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. Being Sold with No Onward Chain. The property also comes with its own garage at the back of the building for additional storage or parking space for a small car. Give us a call today to book yourself a viewing to truly appreciate the space that's on offer.

### Entrance Hall

Wood framed door, meters in storage cupboard, and LVT flooring.

### Open Plan Lounge/ Kitchen

16' 1" x 14' 5" ( 4.90m x 4.39m )

Lounge area consists: UPVC double glazed window to rear, radiator and LVT flooring. Kitchen area consists of: sink, electric oven and electric hob, plumbing for washing machine and part tiled walls.

### Bedroom One

14' 6" x 9' 11" ( 4.42m x 3.02m )

UPVC double glazed window to rear, radiator and carpet.

### Bathroom

WC, sink and shower. Tiled walls, towel radiator, cupboard housing water tank, and UPVC double glazed window to front.

### Outside

#### Front Garden

Communal garden.

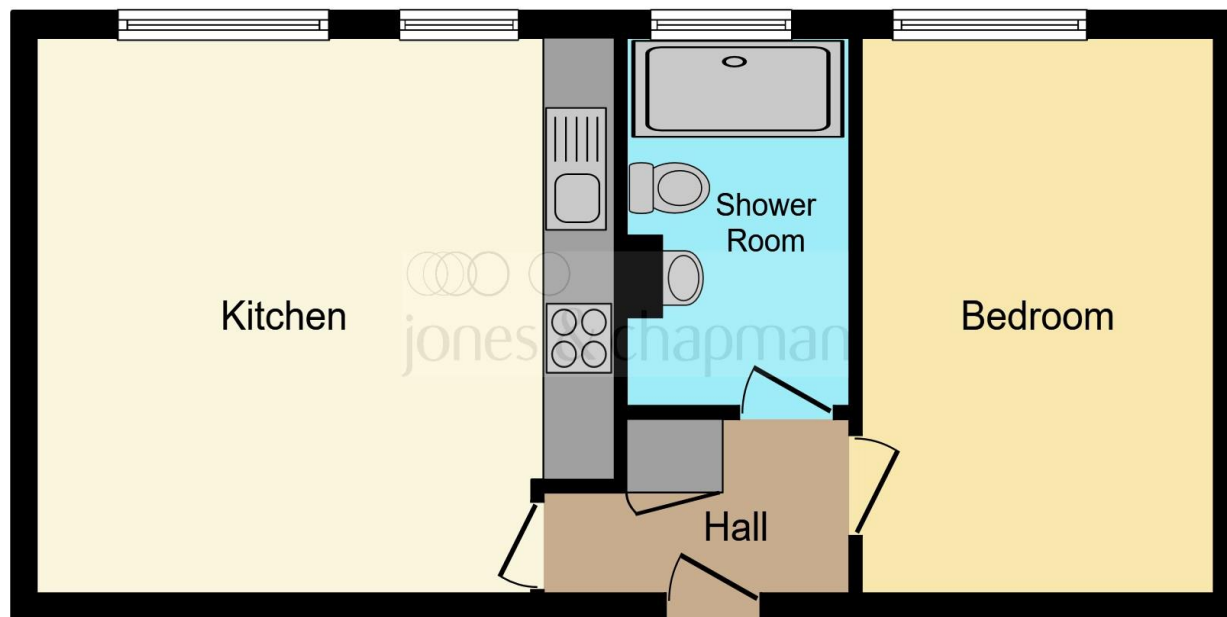
### Rear Garden

Communal garden.

### Garage

16' 2" x 8' 2" ( 4.93m x 2.49m )

Up and Over Door.



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](http://www.focalagent.com)



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## **The Channel, Burbo Way, Wallasey**

- Council Tax Band: A
- One Bedroom Apartment
- No Onward Chain
- Garage Included
- Well Presented & Modern Throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110898 - 0007

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**jones & chapman**



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