



St. James Road, Wallasey, CH45 9LS

welcome to

St. James Road, Wallasey

Jones and Chapman are delighted to present this one bedroom ground floor apartment with plenty on offer and being sold with No Onward Chain, this could be perfect for you! Call us today or pop into branch to arrange a viewing!



Property Description

Jones and Chapman are delighted to present this ground floor one bedroom apartment located being sold with no onward chain, this could be perfect for you! With spacious accommodation, this is not one to miss. Close to excellent local amenities and for those who travel for work or leisure there are excellent transport links across Wirral and into Liverpool City Centre where you can catch trains to most of the UK, as well as easy access to the M53 motorway. This well-presented property briefly comprises of; entrance hall, lounge / kitchen, one good sized double bedroom and the bathroom. Viewing is recommended to fully appreciate the fantastic opportunity on offer.

Entrance Hall

Wooden door, storage cupboard and laminate flooring.

Lounge

11' 8" x 11' 5" max (3.56m x 3.48m max)

Two UPVC double glazed windows to rear, meter cupboard and laminate flooring.

Kitchen

11' 8" x 8' 3" (3.56m x 2.51m)

Sink, gas hob, electric oven and cooker-hood. Plumbing for washing machine, plumbing for dish washer and integrated fridge/freezer. Radiator, boiler, laminate flooring and UPVC double glazed window to rear.

Bedroom One

15' 1" into bay x 14' max (4.60m into bay x 4.27m max)

UPVC double glazed bay window to front, radiator and carpet.

Bathroom

WC, sink and bath with tap shower. Towel radiator and UPVC double glazed window to side.



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

St. James Road, Wallasey

- Council Tax Band: A
- Ground Floor Apartment - One Bedroom
- No Onward Chain
- Well Presented
- Close to Local Amenities & Transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£130,000

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Property Ref:
WAL111098 - 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 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.



Please note the marker reflects the postcode not the actual property


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