



**Montpellier Crescent, Wallasey, CH45 9AB**

***welcome to***

**Montpellier Crescent, Wallasey**

This spacious two-bedroom ground floor flat is a fantastic opportunity for buyers looking to put their own stamp on a home in the sought-after Montpellier Crescent, New Brighton. Surely not going to be on the market long! Call us today to arrange your viewing!

Council Tax Band: A



### Property Description

Jones and Chapman are proud to present this ground floor apartment with potential on Montpellier Crescent, New Brighton. This spacious two-bedroom property (with potential for a third bedroom) is a fantastic opportunity for buyers looking to put their own stamp on a home in the sought-after Montpellier Crescent. The property boasts a large kitchen-dining room, which could easily be configured to include a living space, opening up the current living room to create a third bedroom, making it ideal for growing families or those needing extra space. The flat offers the perfect blank canvas to modernise and personalise. There is also an allocated parking space. Situated a stone's throw to New Brighton's seafront, local amenities, and excellent transport links, this property is perfect for first-time buyers, investors, or anyone looking for a project with great potential. Call us today to arrange a viewing!  
Council Tax Band: A

### Agents Note

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### Entrance Hall

UPVC double glazed door, radiator, meter cupboard and laminate flooring.

### Living Room

17' 2" x 13' 3" ( 5.23m x 4.04m )  
UPVC double glazed window to rear, radiator and carpet.

### Dining Area/ Kitchen

22' 9" into bay x 15' 3" max ( 6.93m into bay x 4.65m max )  
Dining Area: UPVC double glazed bay window to front, radiator, boiler housed in cupboard and laminate flooring.  
Kitchen Area: Sink, wall and base units, electric oven, gas hob and cooker-hood. Plumbing for washing machine, part tiled wall, radiator and laminate flooring.

### Bedroom One

12' 7" max x 9' 7" ( 3.84m max x 2.92m )  
UPVC double glazed window to front and radiator.

### Bedroom Two

13' x 12' 7" max ( 3.96m x 3.84m max )  
UPVC double glazed window to rear and radiator.

### Bathroom

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

### Outside

Allocated Parking.



***view this property online*** [jonesandchapman.co.uk/Property/WAL111258](https://jonesandchapman.co.uk/Property/WAL111258)



welcome to

## Montpellier Crescent, Wallasey

- Ground Floor Flat
- Two Bedrooms
- Large Kitchen / Dining Space
- Allocated Parking

Tenure: Leasehold EPC Rating: B

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111258 - 0005

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.

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