



Montpellier House, Montpellier Crescent, Wallasey, CH45 9NF

welcome to

Montpellier House, Montpellier Crescent, Wallasey

A place with a view! This upper floor apartment offers ample accommodation as well as breath taking views across the River Mersey & Irish Sea, all whilst being situated a short distance from all of New Brighton's amenities and convenient travel networks. Early viewing is advised!



Property Description

Jones and Chapman are delighted to bring to market this upper floor one bedroom apartment situated in the secure and popular retirement complex of Montpellier House. The property is situated close to a number of amenities and offers excellent travel links by road and rail to the rest of the Wirral, Liverpool and beyond. In brief the accommodation on offer comprises a hallway, lounge leading to the kitchen, a well-proportioned bedroom and a bathroom. The living and bedroom space in particular offers stunning, panoramic views of the promenade, Liverpool waterfront and out to the Irish Sea. This property is available with no onward chain and would make a fantastic home - early viewing is strongly advised in order to avoid disappointment. Council Tax Band: A

Entrance Hall

Wooden front door, two storage cupboards, intercom and carpet.

Lounge

17' 8" x 9' 8" (5.38m x 2.95m)

UPVC double glazed window to rear, electric fire, electric heater and carpet.

Kitchen

6' 4" x 5' 4" (1.93m x 1.63m)

Sink, electric oven, electric hob and cooker-hood. Part tiled walls and vinyl flooring.

Bedroom One

12' 10" x 8' 10" (3.91m x 2.69m)

UPVC double glazed window to rear, electric heater and carpet.

Wet Room

WC, sink, electric shower and part tiled walls.

Outside

Residents Parking.

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



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- Upper Floor Apartment
- One Bedroom
- No Onward Chain
- Communal Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1890.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111245 - 0003

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