



Warren Hurst, Montpellier Crescent, Wallasey, CH45 9HZ

welcome to

Warren Hurst, Montpellier Crescent, Wallasey

Looking for a place that offers incredible scenic views? Look no further. This two bedroom lower ground floor apartment at Warrenhurst is exactly what you're looking for! Being sold with No Onward Chain. Sure to be very popular! Call us today to avoid disappointment!



Property Description

Nestled within the elegant Warrenhurst development on Montpellier Crescent, this captivating two-bedroom ground floor apartment offers a rare blend of convenience, charm, and truly spectacular views. Step inside to find a light-filled and spacious reception room, where the stunning vista immediately captures your attention. The modern kitchen is well-appointed for everyday living, while the two double bedrooms provide peaceful retreats. The practical benefits are just as impressive. The apartment comes with the significant advantage of a private garage offering ample storage space. As a lower ground floor residence, it promises an easily manageable lifestyle without compromising on space or light. This is a unique opportunity to own a home where every day feels like a getaway. Call us today to arrange your viewing! Council Tax Band: B

Entrance Hall

Wooden door, electric radiator, carpet and two storage cupboards.

Lounge

23' 6" x 12' 1" (7.16m x 3.68m)
UPVC double glazed window to side, electric radiator, carpet and UPVC double glazed doors to rear.

Kitchen

10' 9" x 9' 4" (3.28m x 2.84m)
Comprising sink, electric oven, electric hob and cooker-hood. Plumbing for washing machine and integral dishwasher. Laminate flooring and UPVC double glazed window to rear.

Bedroom One

13' 10" x 8' 9" max (4.22m x 2.67m max)
UPVC double glazed window to front, electric radiator, fitted wardrobe, fitted chest of drawers and carpet.

Bedroom Two

10' 3" x 10' (3.12m x 3.05m)
UPVC double glazed window to front, electric radiator and carpet.

Bathroom

WC, sink, electric shower, towel radiator, tiled walls and vinyl flooring.

Outside

Garage

16' 1" x 8' 2" (4.90m x 2.49m)
Electric power, light and 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



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welcome to

Warren Hurst, Montpellier Crescent, Wallasey

- Lower Ground Floor Apartment
- Two Bedrooms
- Large Reception Room
- Incredible Views
- Garage

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1416.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111124 - 0007

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jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk