



Montpellier House, Montpellier Crescent, Wallasey, CH45 9NF

welcome to

Montpellier House, Montpellier Crescent, Wallasey

This is a rare opportunity to acquire a ground floor apartment that leaves nothing to be desired. A flawless blend of period charm and cutting-edge modern design, it represents the ultimate in low-maintenance, high-quality living. Viewing is absolutely essential.



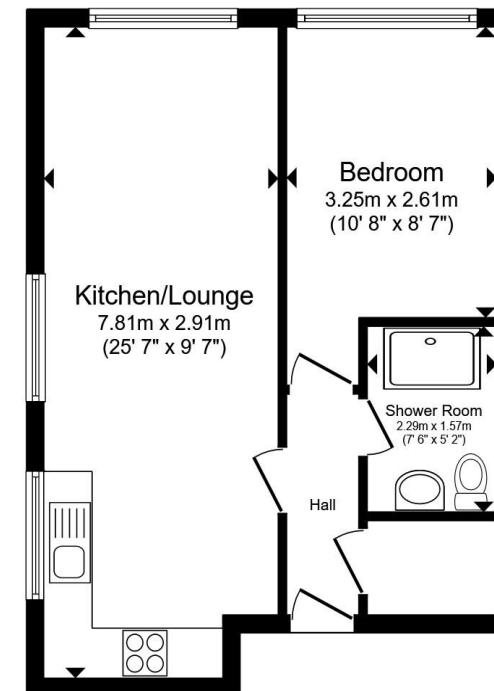
Property Description

Jones & Chapman are delighted to present this stunning ground floor apartment at Montpellier House which has been the subject of an exhaustive, no-expense-spared renovation by the current owner. The result is a home of undeniable style, sophistication, and seamless functionality, offering a turn-key solution for the discerning buyer seeking both luxury and convenience. The apartment has been completely reimagined to create a fluid and inviting living space, bathed in natural light. The undisputed heart of this home is the spectacular open-plan kitchen, living, and dining area. This beautifully proportioned space is designed for modern life, effortlessly accommodating relaxing evenings, entertaining guests, and daily living. A generously sized double bedroom awaits, offering a tranquil sanctuary. The apartment further benefits from a useful storage cupboard in the hallway, perfect for keeping the living space clutter-free. The bathroom is finished to a spa-like standard, the pièce de résistance is the indulgent underfloor heating. Communal parking is available at the rear of the property. Not likely to be on the market long, call us today to arrange your viewing! Council Tax Band: A

Entrance Hall
Lounge/ Kitchen
Bedroom One
Bathroom

Outside
Communal Parking.

Front Garden
Communal.



Total floor area 41.3 m² (445 sq.ft.) approx

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.propertybox.io



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welcome to

Montpellier House Montpellier Crescent, Wallasey

- Ground Floor Apartment
- One Bedroom
- Open Plan Living / Kitchen
- Beautifully Presented
- Sold with No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 3600.00

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.

£85,000



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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.



Property Ref:
WAL111447 - 0002

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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