



Rakersfield Road, Wallasey, CH45 1NW

welcome to

Rakersfield Road, Wallasey

This fantastic apartment is ideally situated close to New Brighton, local amenities and transport links. The property also comes with allocated parking and would make an ideal home. Perfect for first time buyers, downsizers or investors! Early viewing is advised!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Jones & Chapman are delighted to present this purpose-built upper floor apartment in the much sought after location of Rakersfield Road, ideally situated close to all the amenities of New Brighton. The accommodation briefly comprises of lounge/dining room, kitchen, bedroom and a bathroom. Externally there is an allocated parking space. Viewing is essential in order to appreciate the accommodation on offer!

Lounge

18' 3" x 9' (5.56m x 2.74m)
UPVC double glazed window to front, wooden front door, electric fire and carpet.

Kitchen

6' 1" x 5' 8" (1.85m x 1.73m)
Sink, electric hob and oven and extractor. Plumbing for washing machine. Part tiled wall, vinyl flooring and UPVC double glazed window to front.

Bedroom One

7' x 5' 1" (2.13m x 1.55m)
UPVC double glazed window to side, water heater and carpet.

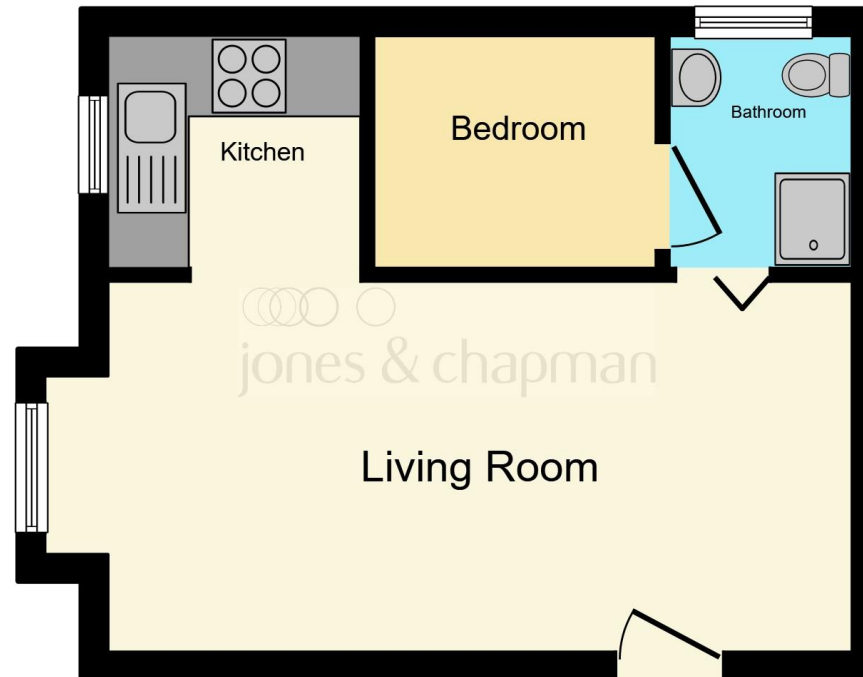
Bathroom

WC, sink and electric shower. PVC panels, UPVC double glazed window to side. Loft access.

Outside

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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Rakersfield Road, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: A
- Upper Floor Flat

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110755 - 0005

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