



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

**welcome to**

**Montpellier Crescent, Wallasey**

ATTENTION INVESTORS AND FIRST TIME BUYERS! Are you looking for a fabulous first home or excellent buy to let opportunity? This first floor one bedroom apartment could be perfect for you! Being Sold with No Onward Chain. Call us today to book a viewing!



### Public Notice

Address: Flat 6, 22 Montpellier Crescent, Wallasey, Merseyside, CH45 9AB. We are acting in the sale of the above property and have received an offer of £76,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 08/12/25

### Property Description

ATTENTION INVESTORS AND FIRST TIME BUYERS! Are you looking for a fabulous first home of excellent buy to let opportunity? This well presented one bedroom first floor apartment, boasting allocated off-road parking and a close proximity to ever-popular New Brighton could be perfect for you! A short stroll from the leisure complex Marine Point and New Brighton promenade moreover, it is close to bus and train routes into Liverpool City Centre and across the Wirral. Being Sold with No Onward Chain. Call us today to book a viewing! Council Tax Band: A

### Lounge

18' 11" max x 17' 5" max ( 5.77m max x 5.31m max )  
UPVC double glazed window to front, two UPVC double glazed windows to side. two radiators, two meter cupboards, boiler housed in cupboard, laminate flooring and UPVC double glazed front door.

### Kitchen

9' 10" x 7' 8" ( 3.00m x 2.34m )  
Sink, wall and base units, electric oven, gas hob and cooker-hood. Part tiled walls, radiator and laminate flooring.

### Bedroom One

17' 8" max x 12' max ( 5.38m max x 3.66m max )  
Two UPVC double glazed windows to rear, two radiators and carpet.

### Bathroom

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

### Outside

Allocated parking.

### 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.



***view this property online*** [jonesandchapman.co.uk/Property/WAL111173](https://jonesandchapman.co.uk/Property/WAL111173)



**welcome to**

## **Montpellier Crescent, Wallasey**

- First Floor Apartment
- One Bedroom
- Being Sold with No Onward Chain
- Close to Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

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.

**£65,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/WAL111173](https://jonesandchapman.co.uk/Property/WAL111173)



Property Ref:  
WAL111173 - 0007

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.

  
**jones & chapman**



**0151 630 4717**



[Wallasey@jonesandchapman.co.uk](mailto:Wallasey@jonesandchapman.co.uk)



108 Wallasey Road, WALLASEY, Merseyside,  
CH44 2AE



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**