

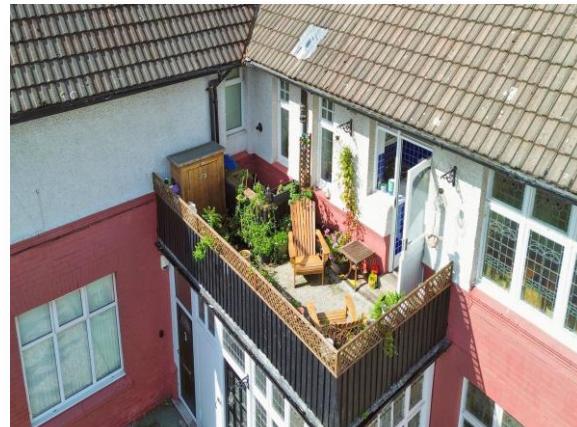


Warren Drive, Wallasey, CH45 0JP

welcome to

Warren Drive, Wallasey

Situated on the highly sought after Warren Drive, this is a truly special home that combines space, light and outstanding views with the priceless benefit of a private balcony and off-road parking. Its versatile layout makes it ideal for anyone seeking a premium property without compromise.



Property Description

Nestled on the desirable Warren Drive in Wallasey, this exceptionally spacious and beautifully presented two-bedroom upper floor flat offers a rare and captivating blend of generous living space and some of the most impressive views on the Wirral Peninsula. This is not just a property; it is a lifestyle opportunity, promising a home of light, space, and ever-changing panoramas. The magnificent living room is the heart of this home, a truly expansive area that effortlessly accommodates distinct zones for relaxing, dining, and entertaining. Bathed in natural light from a large rear-facing window, this room boasts elegant décor and ample space. Gaze out onto a mesmerising vista that is spectacular by day and truly magical by night. To the front of the property is your own private balcony, perfect for your morning coffee or an evening glass of wine. Both bedrooms are generously sized doubles, offering peaceful retreats. The master bedroom is a particular highlight, featuring a vast footprint and more incredible views. The second bedroom is equally spacious and bright, ideal for family or guests. The potential to configure the layout, perhaps even to create a third bedroom if desired from the dining room, makes this home uniquely adaptable to a wide range of purchasers. Approached via a shared driveway leading to your own allocated parking space, the property ensures convenience from the moment you arrive. Being sold with a Share of the Freehold. Council Tax Band: B

Entrance Hall

Wood framed single glazed door and carpet.

Lounge

18' x 17' (5.49m x 5.18m)

UPVC double glazed window to rear, UPVC double glazed window to side, gas fire, radiator and carpet.

Dining Room

15' 11" x 13' 10" plus bay (4.85m x 4.22m plus bay)

Wood framed double glazed bay window to front, radiator and carpet.

Kitchen

10' 8" max x 15' 6" max (3.25m max x 4.72m max)

Comprising sink, gas oven, gas hob and cooker-hood. Plumbing for washing machine, part tiled walls, vinyl flooring and wood framed single glazed door to front and balcony.

Landing

Carpet and radiator.

Bedroom One

17' 11" x 15' 5" (5.46m x 4.70m)

UPVC double glazed window to rear, radiator and carpet.

Bedroom Two

14' 3" x 9' 10" (4.34m x 3.00m)

UPVC double glazed window to rear, radiator and carpet.

Bathroom

WC, sink, free standing bath and shower. Part tiled walls, towel radiator, storage cupboard and boiler.

Outside

Driveway - communal.



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 Drive, Wallasey

- Upper Floor Apartment
- Two Bedrooms
- Share of the Freehold
- Incredible Views
- Off Road Parking - Driveway

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1976.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£265,000



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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:
WAL111230 - 0005

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