



Warwick Drive, Wallasey, CH45 7PJ

welcome to

Warwick Drive, Wallasey

Jones and Chapman are delighted to bring you this two-bedroom first floor apartment situated on Warwick Drive. Beautifully presented and not likely to be on the market long, so call us now to avoid missing out!



Property Description

Jones and Chapman are proud to bring you this incredible first floor apartment located on Warwick Drive. A stone's throw from New Brighton Promenade and scenic views of Liverpool, this beautifully presented and recently renovated property will truly make you feel at home. The standard of finish is a real testament to the current owner. Briefly, it consists of two generous bedrooms, a large living / dining space, beautiful kitchen and modern family bathroom. In a fantastic catchment area for both primary and secondary schools, local amenities and transport links nearby. Perfect for first time buyers or downsizers. Being sold with No Onward Chain, this property is sure to be popular so call now to avoid disappointment. Council Tax Band: A Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Agent Note

Agent Note - Long Lease with peppercorn rent and no service charge. Maintenance of the property is a 50/50 shared responsibility between the two flats. Please enquire with the branch for more details.



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Warwick Drive, WALLASEY

- First Floor Apartment
- Two Bedrooms
- Recently Renovated
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Nov 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 81.4 m² (876 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

jones & chapman

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111616 - 0012

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



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk