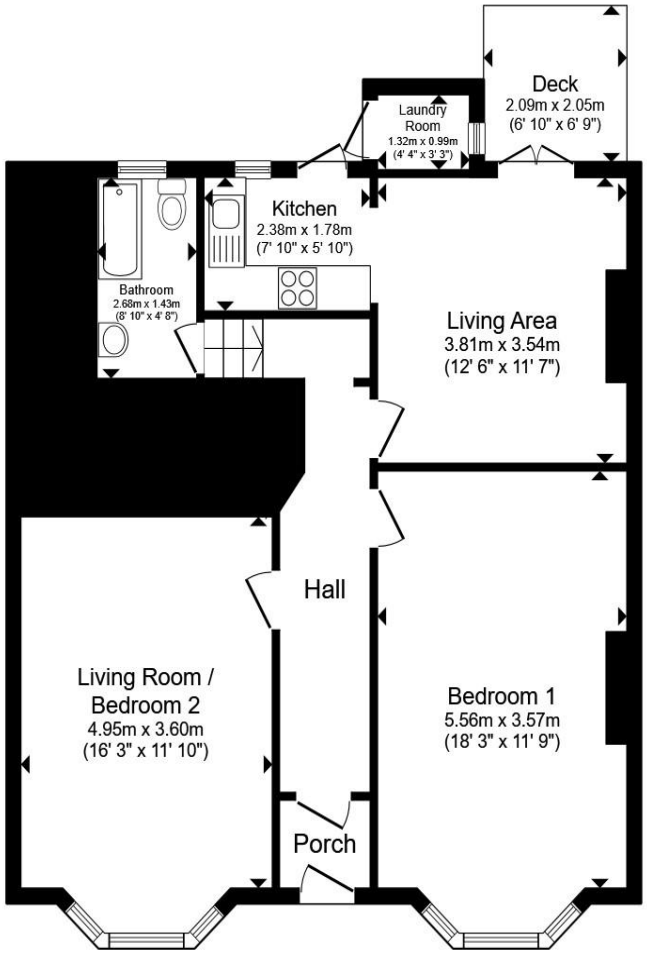
Holland Road, Wallasey, CH45 7RB

jones & chapman

welcome to

Holland Road, Wallasey

Nestled within a popular residential location, this beautifully presented two-bedroom ground floor flat offers a wonderful blend of character, style, and practicality. Featuring its own private garden and bursting with personality throughout, the current owners have created a warm and inviting home.



Total floor area 85.8 m² (923 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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Entrance Hall

Living Area

Kitchen

Bedroom One

Bedroom Two/Living Room

Bathroom

Exterior

Laundry Room

Enclosed Rear Garden

Off Road Parking to Front

Property Description

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.

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Holland Road, Wallasey

- Ground Floor Flat
- Enclosed rear garden
- Two Bedrooms
- Modern Kitchen
- Off Road Parking

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000

Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111754

The Property Ombudsman

Property Ref:
WAL111754 - 0006

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.

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