



**Portland Court, Wellington Road, WALLASEY, CH45 2NQ**

**welcome to**

**Portland Court, Wellington Road, WALLASEY**

The Perfect Flat for a Professional Couple, First Time Buyer, Downsizer or an Investor! Jones and Chapman are proud to bring you this ground floor one bedroom flat situated in Portland Court. Beautifully decorated throughout and Turn-Key ready. Call us today to arrange a viewing.



### Property Description

Jones and Chapman are delighted to bring to market this beautifully presented One Bedroom Ground Floor Flat located in the ever-popular Portland Court. With a backdrop of stunning views across the River Mersey and less than half a mile away from all of the fantastic amenities New Brighton has to offer on the Promenade, this property is sure to be popular for First Time Buyers, Buy to Let Investors, young professional couples and people looking to downsize. The property itself consists of a Large Lounge / Kitchen area as you enter the property. The large double bedroom adjacent to the lounge, has built in wardrobes, offering ample storage. Recently and tastefully decorated, this property has a really stylish look throughout. Make sure you don't miss out!!

Please Note: The maintenance charge is £2100 per year, this can be paid via a standing order on a monthly, quarterly, or annual basis. The maintenance charge includes the following:

- The building has a communal boiler, therefore, the maintenance charge includes central and water heating, so no additional charges to the flat owner for a gas bill.

- The building also benefits from a building manager that lives on site, as well as a regular cleaner that tends all communal areas during weekdays, and a window cleaner that cleans all external windows on a monthly basis.

Call us today, or pop into the Wallasey Branch to arrange a viewing!  
Council Tax Band: A

### Entrance Hall

Wooden entrance door, storage cupboard, carpet and door leading to Bathroom.

### Lounge/ Kitchen

17' 5" x 11' 7" ( 5.31m x 3.53m )  
Radiator and carpet. Sink, electric hob, integrated electric oven and integrated fridge freezer. Tiled floor and UPVC double glazed window to rear.

### Utility Room

4' x 3' 9" ( 1.22m x 1.14m )  
Plumbing for washing machine.

### Bedroom One

10' 9" x 10' 6" ( 3.28m x 3.20m )  
UPVC double glazed window to rear, fitted wardrobes, radiator and carpet. Storage cupboard area.

### Bathroom

Comprising WC, wash hand basin and bath with overhead shower. Radiator and tiled walls and floor.

### Agents Note (1)

Please note that due to the number of floors in the building it qualifies as a building safety act property. Please contact the Branch for enquiries.

### Agents Note (2)

'Subject to Ground Rent Renewal periods, your conveyancer can advise you'



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [jonesandchapman.co.uk/Property/WAL110239](http://jonesandchapman.co.uk/Property/WAL110239)



welcome to

## Portland Court, Wellington Road, WALLASEY

- One Bedroom Ground Floor Flat, No Onward Chain
- Recently Renovated and Decorated
- Highly Sought After Location
- Fantastic Amenities Nearby

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2100.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £80,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL110239 - 0018

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.

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