





Montpellier House, Montpellier Crescent, Wallasey, CH45 9NF

jones & chapman

welcome to

Montpellier House, Montpellier Crescent, Wallasey

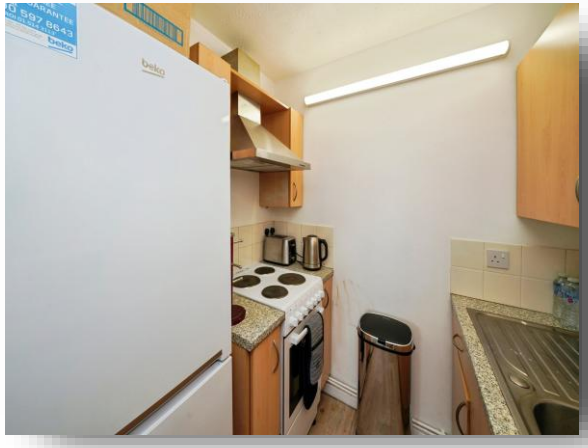
A place with a view! This Over 55's upper floor apartment offers ample accommodation as well as breath taking views across the River Mersey & Irish Sea, all whilst being situated a short distance from all of New Brighton's amenities and convenient travel networks. Early viewing is advised!













Property Description

Jones and Chapman are delighted to bring to market this upper floor one bedroom apartment situated in the secure and popular retirement complex of Montpellier House. The property is situated close to a number of amenities and offers excellent travel links by road and rail to the rest of the Wirral, Liverpool and beyond. In brief the accommodation on offer comprises a hallway, lounge leading to the kitchen, a well-proportioned bedroom and a bathroom, The living and bedroom space in particular offers stunning, panoramic views of the promenade, Liverpool waterfront and out to the Irish Sea. This property is available with no onward chain and would make a fantastic home - early viewing is strongly advised in order 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
Wooden front door, two storage cupboards, intercom and carpet.

Lounge
17' 8" x 9' 8" (5.38m x 2.95m)
UPVC double glazed window to rear, electric fire, electric heater and carpet.

Kitchen
6' 4" x 5' 4" (1.93m x 1.63m)
Sink, electric oven, electric hob and cooker-hood. Part tiled walls and vinyl flooring.

Bedroom One
12' 10" x 8' 10" (3.91m x 2.69m)
UPVC double glazed window to rear, electric heater and carpet.

Wet Room
WC, sink, electric shower and part tiled walls.

Outside
Residents Parking.

Front Garden
Communal Garden.

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Montpellier House Montpellier Crescent, Wallasey

- Upper Floor Apartment
- One Bedroom
- No Onward Chain
- Communal Parking
- Over 55's

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 1890.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1986. Should you require 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/WAL111245

The Property Ombudsman

Property Ref:
WAL111245 - 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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