



**Gibson House, Gibson House Drive, Wallasey, CH44 8AX**

**welcome to**

**Gibson House Gibson House Drive, Wallasey**

Love walks down the promenade and scenic views? Then this one-bedroom ground floor apartment at Gibson House is exactly what you're looking for! Sure to be very popular! Perfect for first time buyers or downsizers. Call us today to avoid disappointment!



## Property Description

Jones and Chapman are delighted to present this beautifully presented and modern one-bedroom ground floor apartment at Gibson House. The property is a stone's throw away from the scenic views of New Brighton promenade and Liverpool. It is not one to be missed! The property consists of entrance hall, an open plan living, dining and kitchen area, one good sized double bedroom and bathroom. Externally, there is a communal car park. It is not to be missed and sure to go quick! Being sold with No Onward Chain, this property is perfect for those looking to get on the property ladder or downsize. Call us today to book your viewing! 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

Wood door, carpet and intercom.

## Lounge/Kitchen

17' 3" max x 11' 8" max (5.26m max x 3.56m max)

Lounge Area: two UPVC double glazed windows to rear, cupboard housing water tank, and carpet.

Kitchen Area: sink, electric oven, washing machine, electric hob and cooker-hood. Integrated fridge/freezer, and laminate flooring.

## Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m)

Two UPVC double glazed windows to rear, electric heater and carpet.

## Bathroom

WC, sink, shower, towel radiator, tiling and UPVC double glazed window to rear.

## Outside

Parking - Communal.



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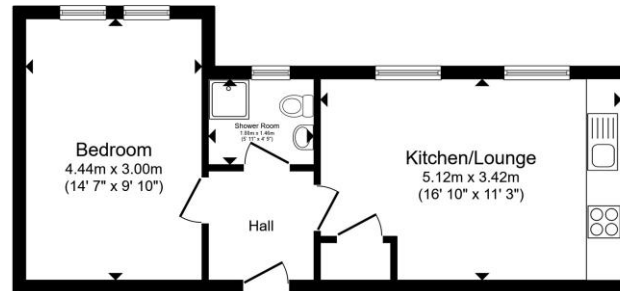
- Ground Floor Apartment
- One Bedroom
- Well Presented Throughout
- Communal Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1167.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Floor Plan

Total floor area 37.7 m<sup>2</sup> (406 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](http://www.propertybox.io)

jones & chapman

offers over  
**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111310 - 0011

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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