



Warren Hurst, Montpellier Crescent, Wallasey, CH45 9HZ

welcome to

Warren Hurst Montpellier Crescent, Wallasey

Whilst this apartment requires updating, it is your chance to design a stylish and contemporary home in one of Wallasey's most desirable locations without paying a premium for a finished product. Warrenhurst is perfectly situated for local amenities, transport links, and the beautiful coastal paths.



Property Description

Discover a rare opportunity to create your dream coastal home in this incredibly well-proportioned two-bedroom penthouse apartment. Positioned within the sought-after Warrenhurst development on Montpellier Crescent, this property is a blank canvas awaiting your personal touch. While requiring modernisation, it offers a combination of features that are truly difficult to find. The generous living room is the heart of the home, featuring sliding doors that open onto a superb balcony. Offering an unparalleled panoramic aspect over the Irish Sea, the Liverpool skyline, and the iconic waterfront, it is a vista that changes beautifully with the light of each day. The property also boasts two well-sized double bedrooms. The main bedroom is a particular highlight, featuring its own private balcony, perfect for enjoying a morning coffee in peace. The second bedroom is equally spacious. The family bathroom and separate kitchen are functional but present a fantastic opportunity for the new owner to install modern suites and fittings to their own taste and specification. Externally, the property comes with an allocated parking space and a garage for additional storage. Being sold with No Onward Chain. Sure to be popular, call us today or pop into branch to arrange your viewing! Council Tax Band: D

Entrance Hall

Wooden front door and carpet.

Lounge

23' 7" x 13' 3" (7.19m x 4.04m)

Two radiators, carpet and UPVC double glazed doors to rear.

Kitchen

12' 10" x 8' 4" (3.91m x 2.54m)

Sink, oven and electric hob. Plumbing for washing machine, radiator, part tiled walls and UPVC double glazed window to front.

Bedroom One

17' 7" to wardrobe x 10' (5.36m to wardrobe x 3.05m)

Two UPVC double glazed windows to front, radiator, fitted wardrobe and carpet.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

UPVC window, radiator, fitted wardrobe, carpet and UPVC double glazed door leading to the balcony.

Bathroom

WC, sink and electric shower. Tiled walls, hot water tank housed in cupboard, and vinyl flooring.

Outside

Allocated parking.

Garage

16' 1" x 8' 2" (4.90m x 2.49m)

Up and over door, electric power and light.



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.focalagent.com



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Warren Hurst, Montpellier Crescent, Wallasey

- Penthouse Apartment
- Two Bedrooms
- Two Balconies
- Large Living Space
- Lift in the building (Note: there is a flight of stairs either up or down to access the floor with the lift)

Tenure: Leasehold EPC Rating: F

Council Tax Band: D Service Charge: 1416.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111341 - 0006

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