



Portland Court, Wellington Road, Wallasey, CH45 2NQ

welcome to

Portland Court, Wellington Road, Wallasey

Jones and Chapman are proud to bring you this ground floor two bedroom flat situated in Portland Court. Although requiring some renovation, it could make the ideal home. Call us today to arrange a viewing!



Property Description

Jones and Chapman are delighted to bring to market this two 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. The property itself consists of a large living / dining room, a double bedroom, single bedroom, kitchen and bathroom. The property requires some renovation but could make a fantastic home and ideal for anyone looking to put their own stamp on a property. Make sure you don't miss out!!

Council Tax Band: A

Entrance Hall

Wooden door, meter cupboard and concrete floor.

Lounge

20' 1" x 11' 8" max (6.12m x 3.56m max)

Two UPVC double glazed windows to front, radiator and concrete floor.

Kitchen

8' 1" x 5' (2.46m x 1.52m)

Sink, storage cupboard, part tiled walls and vinyl flooring.

Bedroom One

11' 10" max x 11' 2" max (3.61m max x 3.40m max)

UPVC double glazed window to front, radiator, storage cupboard and concrete floor.

Bedroom Two

11' 1" x 6' 9" (3.38m x 2.06m)

UPVC double glazed window to front and concrete floor.

Bathroom

WC, sink and bath. Part tiled walls and vinyl flooring.

Outside

Communal Parking.

Agents Note

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Portland Court, Wellington Road, Wallasey

- Ground Floor Two Bedroom Apartment
- In Need of Renovation
- Being Sold with No Onward Chain
- Close to Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3776.68

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 175 years from 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



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Property Ref:
WAL111163 - 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.

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.



Please note the marker reflects the postcode not the actual property


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