

property details **approval form**

Flat 4 Gibson House, 3 Gibson House Drive, Wallasey, Merseyside, CH44 8AX

Date: 14 March 2026

Property Ref and Version: WAL111310 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£145,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022.

>> **key features**

- > Ground Floor Apartment
- > One Bedroom
- > Well Presented Throughout
- > Allocated Parking Space
- > No Onward Chain
- > EPC Rating: D

>> **short description**

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!

>> **long 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 with allocated parking space. 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

>> **directions**

>> **Agent Note**

Your Jones & Chapman office: 108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE
T 0151 630 4717 E Wallasey@jonesandchapman.co.uk

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>> **room description**

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, 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 - Allocated.

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>> **room description**

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>> **property images**



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>> **property images**



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>> property images

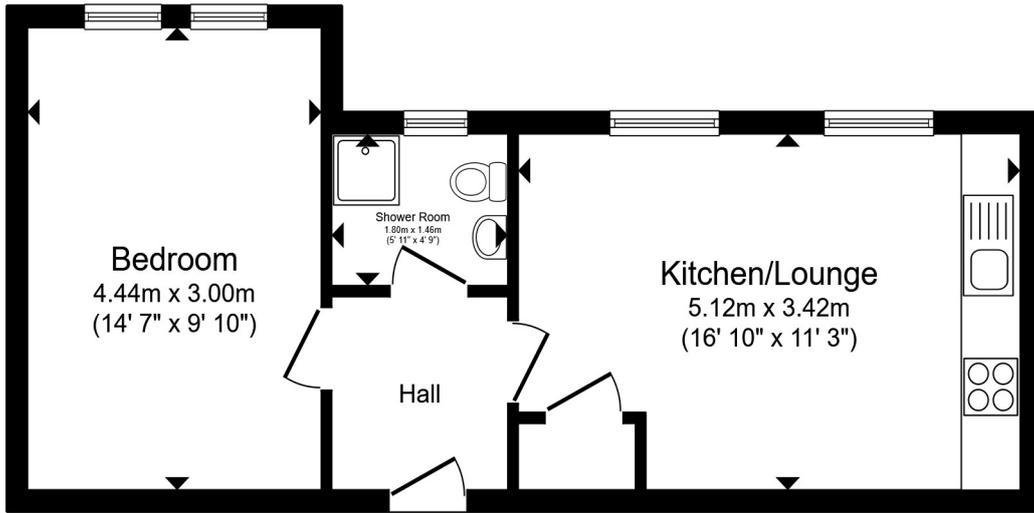
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>> floor plan



Floor Plan

Total floor area 37.7 m² (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



>> approval

Signature

Date

	Signature	Date
Nathan Reid		
Mr J.A. Elton		

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