



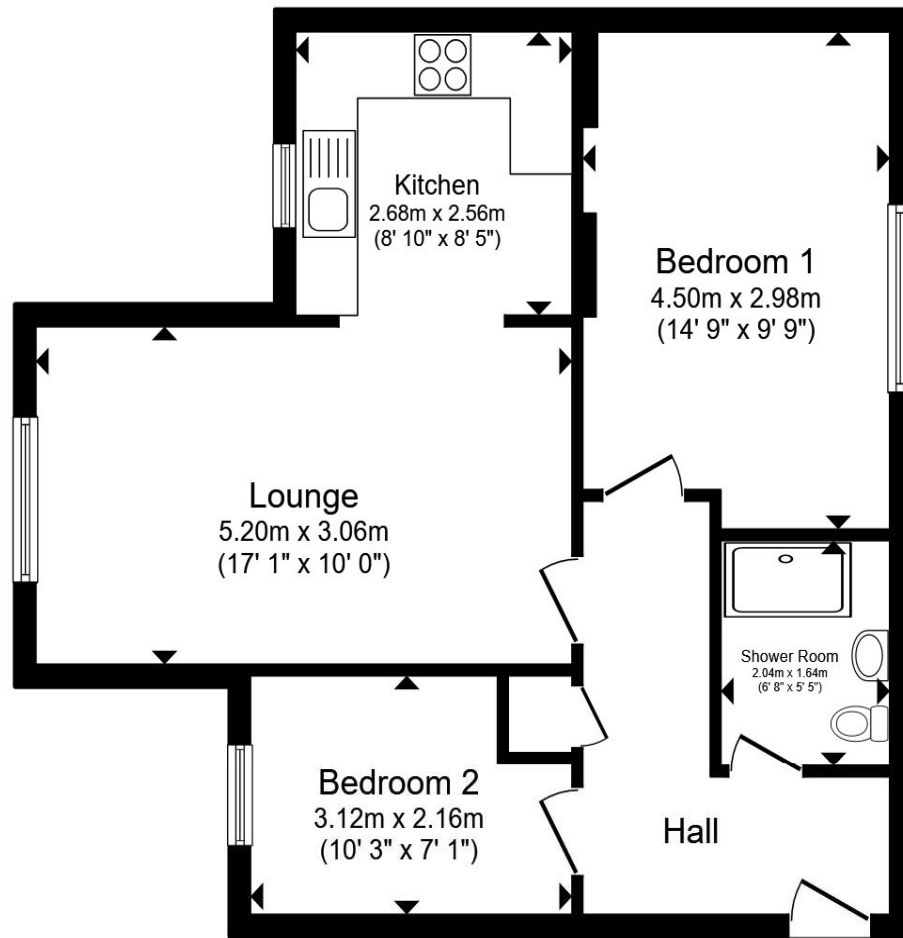
Coronation Avenue, Wallasey CH45 5EL

welcome to

Coronation Avenue, Wallasey

Situated on the desirable Coronation Avenue in New Brighton, this exceptional two-bedroom apartment offers a perfect blend of contemporary luxury and practical living. Occupying a prime second-floor position, the property has been meticulously renovated to an incredible standard. The hallway sets the tone for the modern aesthetic found within. The generous living and dining area is a true highlight of the apartment. Bathed in natural light from the large window, this versatile space offers ample room for both relaxed lounging and formal dining. The modern décor coupled with carpeting, creates a warm and inviting atmosphere, perfect for unwinding after a long day. The contemporary kitchen boasts a sleek range of modern fitted units that provide abundant storage. Arguably the crown jewel of this property is the recently installed luxury bathroom. Designed to offer a spa-like experience, this stunning suite features a sophisticated rain shower that offers a truly invigorating start to your day. The property comprises two well-appointed bedrooms, both offering generous proportions and peaceful views over the surrounding area. The main bedroom serves as a serene sanctuary, easily accommodating a double bed and additional furniture. The second bedroom is also spacious, making it ideal for guests, a dressing room or a home office. In a location where parking is often at a premium, this apartment boasts the invaluable asset of an allocated parking space. Council Tax Band: B





Entrance Hall

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Total floor area 54.7 m² (588 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



welcome to

Coronation Avenue, Wallasey

- Second Floor Apartment
- Two Bedrooms
- One Reception Room
- Well Presented Throughout
- Recently Renovated Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1740.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL110112



Property Ref:
WAL110112 - 0002

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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