



Atholl Duncan Drive, Wirral CH49 0WD

welcome to

Atholl Duncan Drive, Wirral

Jones and Chapman are proud to present this stunning two-bedroom apartment within the ever popular Upton Pines! This fabulous third floor apartment offers great living space in a highly maintained development.



Property Description

In brief the property comprises; entrance hall with two large cupboards perfect for storage, the lounge/dining area is bright and spacious and has a beautiful Juliet Balcony with French Doors letting plenty of natural light into the property, the kitchen is contemporary with an excellent range of integrated appliances, there are two double bedrooms and a modern bathroom, two allocated parking spaces offering off road parking complete this fantastic property. The apartment is extremely energy efficient with an Energy Performance Certificate Rating B. To arrange a viewing at this fabulous apartment, call a member of our team today.

Hall

8' 9" x 18' 2" (2.67m x 5.54m)

Living Room

16' x 10' 1" (4.88m x 3.07m)

Kitchen

7' x 13' (2.13m x 3.96m)

Bedroom One

9' 6" x 9' (2.90m x 2.74m)

Bedroom Two

10' 5" x 8' 8" (3.17m x 2.64m)

Bathroom

6' 9" x 7' 2" (2.06m x 2.18m)

Externally

Two allocated parking spaces



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welcome to

Atholl Duncan Drive, Wirral

- Stunning Two Bedroom Third Floor Apartment
- Spacious Lounge with Juliet Balcony
- Modern Kitchen & Bathroom
- Two Allocated Parking Spaces
- Highly Sought After Upton Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1140.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 22 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£156,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106379 - 0003

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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