



Ground Floor



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Plan produced using PlanUp.

Wellington Road, New Brighton, Merseyside CH45 2NH

£120,000

2 Bedroom
 1 Reception
 1 Bathroom

****Generous Two Bedroom Apartment - Sea Views - Sold With No Onward Chain - Must View****

Hewitt Adams is delighted to offer to the market this TWO BEDROOM apartment located in the popular Portland Court in New Brighton. This renowned 'Art Deco' style apartment building is elevated and many of the apartments enjoy IMPRESSIVE VIEWS of New Brighton parade and the Sea beyond.

The building has tremendous character and is home to many different age groups - with an eclectic mix of downsizers, first time buyers, retirees and they also make FANTASTIC INVESTMENT PROPERTIES as they are exceptionally good 'renters'.

This particular apartment benefits from coming to the market with NO ONWARD CHAIN and also enjoys VIEWS OF THE WATER from the lounge and both bedrooms!

In brief the accommodation affords: entrance hall, lounge, kitchen, bathroom and two bedrooms. With residents on site parking spaces. With communal gardens.

New Brighton is a British seaside resort forming part of the town of Wallasey, in the Metropolitan Borough of Wirral, in the metropolitan county of Merseyside, England. It is located at the north eastern tip of the Wirral Peninsula, within the historic county boundaries of Cheshire, and has sandy beaches which line the Irish Sea.

Flat Entrance

Into:

Hall

Store cupboard

Lounge

11'3" x 20'1" (3.45 x 6.13)

Double glazed windows offering a view of the Sea, radiator, power points, TV point

Kitchen

11'9" x 5'6" (3.60 x 1.7)

Fitted wall and base units, work top surfaces, space for under counter fridge, integrated oven and hob

Bedroom One

9'3" x 11'2" (2.84 x 3.42)

Integral wardrobes, radiator, power points, double glazed window with a view of the Sea

Bedroom Two

6'9" x 11'1" (2.07 x 3.40)

Radiator, power points, double glazed window with a view of the Sea

Bathroom

Comprising panel bath with shower above, low level W.C, wash hand basin, part tiled

Other Information

Lease - 250 years from 2021.

Service Charge - £2,800 pa - includes building insurance, free heating, maintenance.

Ground Rent - £150 pa

