





Sandbanks The Kings Gap, Hoylake WIRRAL CH47 1AB

jones & chapman

welcome to

Sandbanks The Kings Gap, Hoylake WIRRAL

A perfect place to relax and retire! Sandbanks at the kings Gap is a beautiful development that sits between the main Promenade and the main street in Hoylake.

This large two bedroomed property has lovely presentation and lift access.













Property Description
Located on the 2nd floor of this great development, the apartment has large accommodation comprising of a main entrance hall which leads to the main lounge and offers great view to the front of the property.

The living is bright and leads to the kitchen which has a fully fitted kitchen with a range of base and wall units and appliances.

The two bedrooms are both large doubles with a shower room conveniently located to them. The shower room has a three-piece shower suite.

This a popular retirement development with some excellent additional services including communal garden areas a patios, secure entry system, onsite warden, communal lounge, laundry room, guest room and residents parking.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge
17' 7" x 14' 7" (5.36m x 4.45m)
Kitchen
8' 4" x 6' 8" (2.54m x 2.03m)
Bedroom One
19' 11" x 9' 10" (6.07m x 3.00m)
Bedroom Two
16' 9" x 11' (5.11m x 3.35m)
Shower Room
6' 10" x 5' 11" (2.08m x 1.80m)

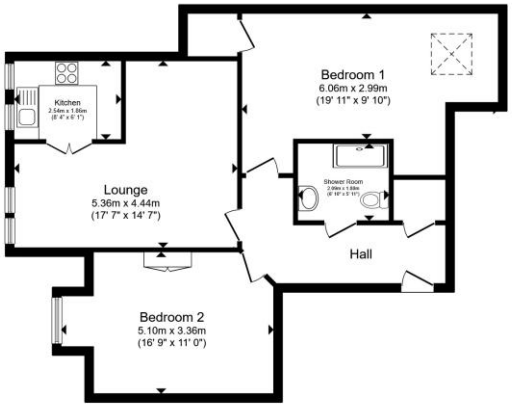
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- Second Floor Apartment
- Two bedrooms
- Feature development close to the promenade
- Lounge and Fitted kitchen
- Modern Shower Room

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: D Service Charge: 5456.00
Ground Rent: 495.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 77.2 m² (831 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

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£170,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE106595

The Property Ombudsman

Property Ref:
GRE106595 - 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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