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**Vista Abode**  
sales & lettings



**Apt 9 Birkenhead Road, Willaston, Cheshire CH64 1RU**  
**£1,250 PCM**

**\*\*\*NEW\*\*\*** Vista Abode are Delighted to offer to let this most spacious two bedroom apartment, located on the second floor of a 19th Century Grade II listed country house set in landscaped grounds, which include tennis court and well groomed gardens.

Apartment comprises of, Entrance Hallway, Kitchen / Diner, Lounge, Master Bedroom with En-suite, Bedroom Two with Shower Room, and Dresser.

Property benefits from Gas Central Heating, Modern Bathroom Suites with Showers, 23ft Lounge with stunning views, High Spec Fittings, Modern Kitchen with appliances, well groomed communal gardens, secure allocated parking.

Early Viewing Advised  
CALL 0151 336 8171

### Hall

**Lounge 23'4" x 16'6" (7.11 x 5.03)**

**Kitchen / Dining Room 16'6" x 11'4" (5.03 x 3.45)**

**Master Bedroom 1 14'10" x 10'0" (4.52 x 3.05)**

**En-Suite Bathroom**

**Bedroom 2 11'9" x 8'10" (3.58 x 2.69)**

**En-Suite Shower Room**

### Outside

12 acres of groomed communal gardens, with the benefit of a single tennis court, access to the grounds are via electrically operated gates.

### Directions

From The Green at Willaston Village proceed out along Neston Road, turn right into Birkenhead Road, and The Lydiate will be found a short distance down on the left hand side.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	