



## F12, 5 Willow Court, New Brighton, CH45 2LW

### Price Guide £60,000




Currently tenanted this apartment is situated in the heart of New Brighton within walking distance of the promenade. In brief the property comprises of one bedroom, one reception, bathroom and kitchen. The property also benefits from a heating system and double glazing. This property currently achieves a rental income of £6000.00 per annum! EPC Rating E

- One Bedroom
- Apartment
- Prime Location
- One Reception Room
- Kitchen
- Bathroom
- Parking
- Rental Income Of £6000.00 per annum
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		
	Current	Potential
Vary 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. [sales@bakewellhorner.co.uk](mailto:sales@bakewellhorner.co.uk)**  
**<https://www.bakewellhorner.co.uk/>**