



## 301 Wellington Road, Wallasey, CH45 2ND Offers In The Region Of £195,000



A dominant apartment set in this popular purpose apartment block set in the heart of New Brighton with views across the River Mersey. In brief the property comprises of two bedrooms, large reception room, family kitchen and two bathrooms. The property also benefits from gas central heating included in the management fee and double glazing. This property is presented beautifully and needs to be seen to be appreciated! EPC Rating C

- Two Bedrooms
- Purpose Built Apartment
- Large Reception Room
- Modern Kitchen
- Bathroom
- WC
- Gas Central Heating
- Double Glazing
- Breathtaking Views
- EPC Rating C

### Viewing

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



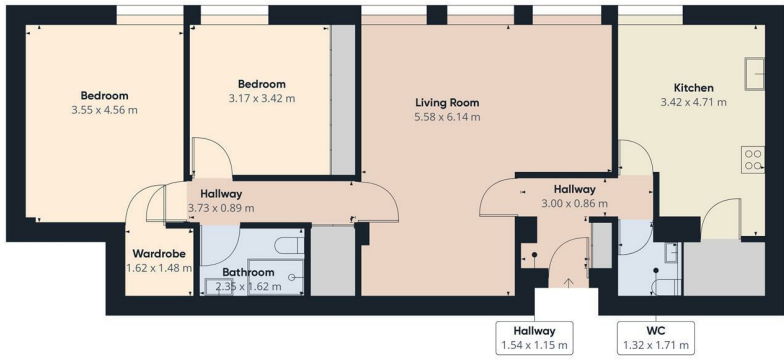
Approximate total area\*  
94.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE 360

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**  
<https://www.bakewellhorner.co.uk/>