



## 161 Mosslands Drive, Wallasey, CH44 2EE Offers In The Region Of £79,950



A well presented ground floor purpose built apartment set in the heart of Wallasey Village. In brief the property comprises of one bedroom, one reception room, large kitchen with space for a dining table and bathroom. The property also benefits from gas central heating, double glazing and an intercom telephone system. Viewing of this property is essential!

EPC Rating C

Total Annual Charge - Magenta:

Service Charge: £ 606.57

Ground Rent: £10.00

Buildings Insurance: £46.36

Total Annual Amount:

£ 662.93

- One Bedroom
- Ground Floor Apartment
- One Reception Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Sought After Location
- 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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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