



## 152 Seabank Road, Wallasey, CH45 1HG

### Asking Price £450,000



Bakewell and Horner are pleased to introduce to the sales market this fantastic investment opportunity which will appeal to developers and investors alike. Situated in the heart of New Brighton and being sold with approved plans in place to convert the plot into seven, two bedroom luxury apartments. This opportunity is not to be missed! Contact the office for further details. Further planning details available at Bakewell And Horner.

- Investment Opportunity
- New Brighton Plot
- Planning Approved
- Potential For Seven Luxury Apartments
- Don't Miss Out
- Call Us Today!

### Viewing

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



Floor 0



Floor 1

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

Reduced headroom  
0.77 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

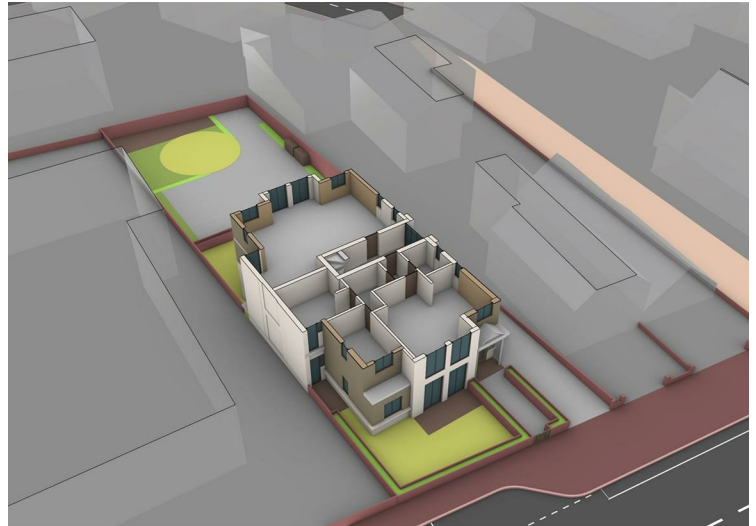
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360



#### 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 |         |           |
| England & Wales                             |         |           |
| 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.