

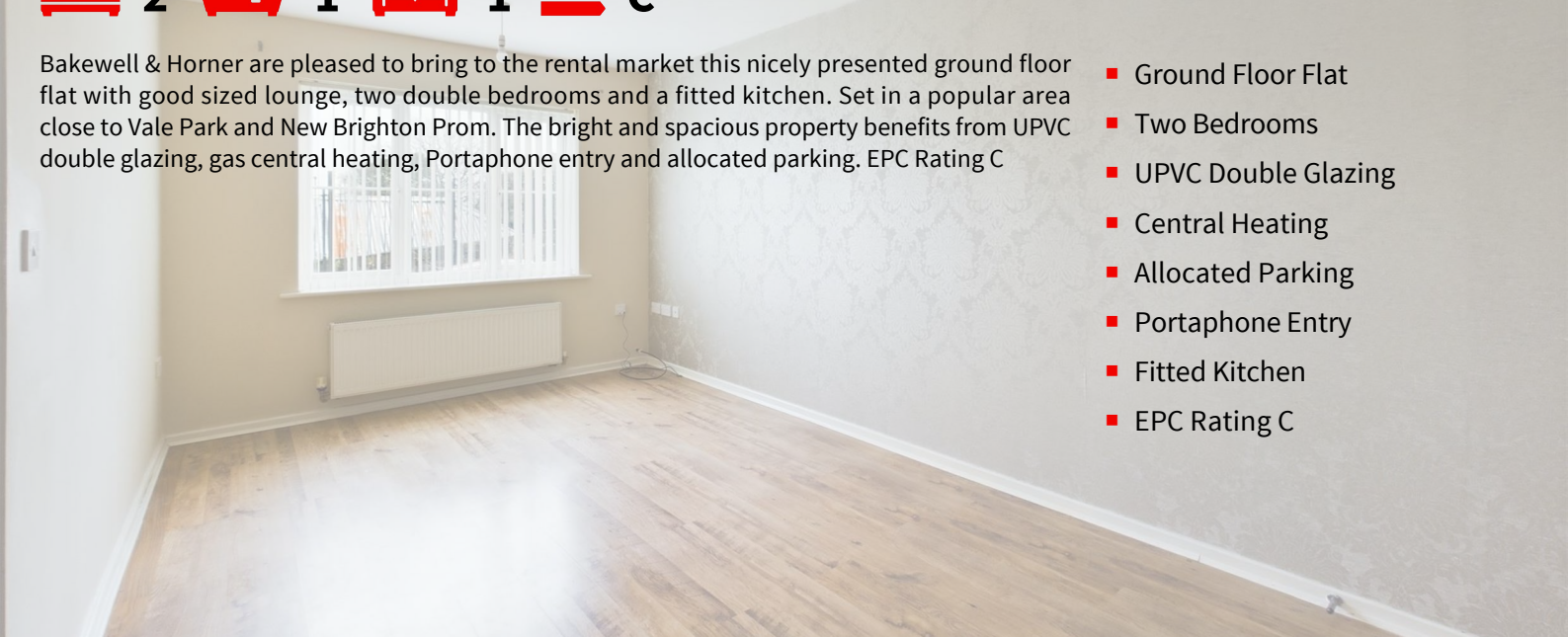


## 37 Coronation Avenue, Wallasey, CH45 5EL £675 Per Calendar Month

 2  1  1  C

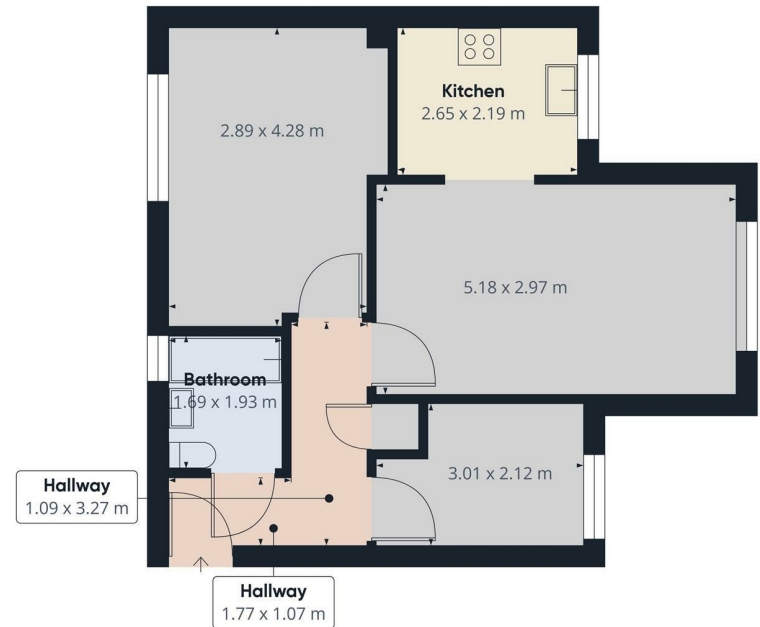
Bakewell & Horner are pleased to bring to the rental market this nicely presented ground floor flat with good sized lounge, two double bedrooms and a fitted kitchen. Set in a popular area close to Vale Park and New Brighton Prom. The bright and spacious property benefits from UPVC double glazing, gas central heating, Portaphone entry and allocated parking. EPC Rating C

- Ground Floor Flat
- Two Bedrooms
- UPVC Double Glazing
- Central Heating
- Allocated Parking
- Portaphone Entry
- Fitted Kitchen
- 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<sup>(1)</sup>  
49.66 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.

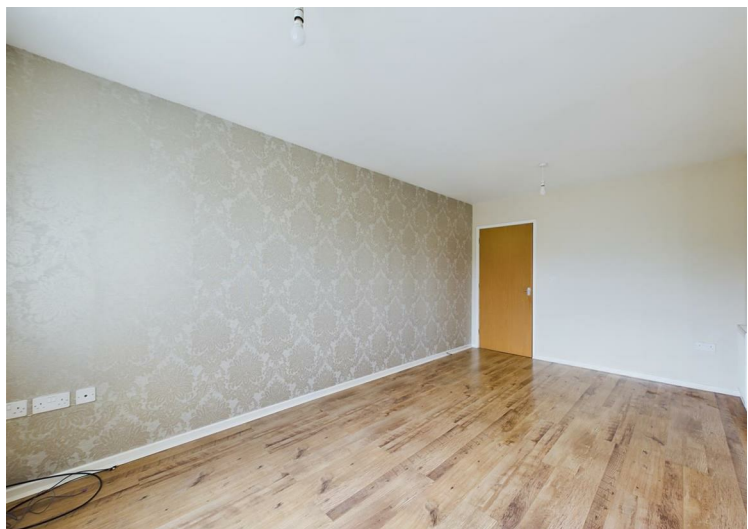
GRAFFE 360



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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.

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