

# FOR SALE

ESTATE AGENTS



START FROM  
**£325,000**

## EXCLUSIVE

- 2 Bedrooms
- 2 Bathrooms
- Lift Assisted
- Sea Views



## 191 Victoria Road, Wallasey, CH45 0JY Offers In The Region Of £340,000



The Hollins Hey Victoria Road, Wallasey - a location that exudes charm and convenience! This stunning new build flat offers a perfect blend of modern living and comfort.

Step inside this spacious property boasting 1 reception room, 3 bedrooms, and 1 family bathrooms spread across 1,150 sq ft of living space. The property features a contemporary design with a luxurious touch, making it a truly desirable home.

One of the highlights of this flat is the private garden, providing a tranquil outdoor space perfect for relaxing or entertaining guests. The modern kitchen is a chef's delight, while the bathrooms are elegantly designed for a touch of sophistication.

With two en-suites and a cloakroom, this flat offers convenience and privacy for all residents. Additionally, designated parking for one vehicle ensures that you never have to worry about finding a parking spot after a long day.


Don't miss the opportunity to make this three-bedroom lower ground apartment your new home. Contact us today to arrange a viewing and experience the epitome of luxurious living in Wallasey.

- Three Bedrooms
- Luxurious Lower Ground Apartment
- One Large Reception Room
- Modern Kitchen
- Modern Family Bathroom
- Two En Suits
- Private Garden
- Designated Parking
- Prime Location
- EPC Rating And Council Tax Band To Follow

### 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.