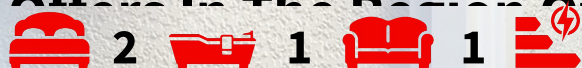




Flat 41 Montpellier House, Montpellier Crescent, Wallasey, CH45 9NF

Offered in The Region Of £75,000



Montpellier Crescent, Wallasey - a charming location for this delightful two-bedroom apartment. Situated in a purpose-built complex, this modern property boasts a stylish shower room, a well-equipped kitchen, and a cosy reception room perfect for relaxing or entertaining guests.

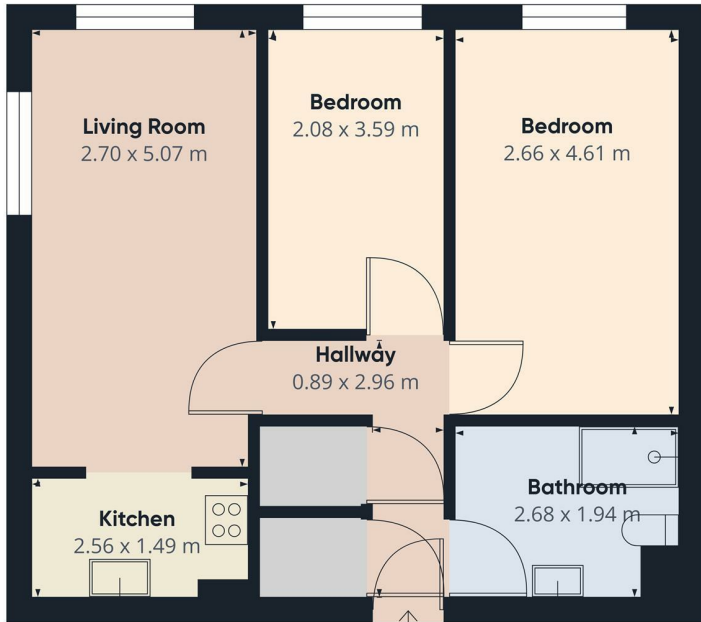
The convenience of lift access adds a touch of luxury to everyday living, making this apartment easily accessible for all. Additionally, the availability of parking ensures that you'll never have to worry about finding a spot for your vehicle after a long day out.

Whether you're looking for a comfortable home this apartment offers both style and practicality. Don't miss out on the chance to make Montpellier Crescent your new address - a place where modern living meets convenience in the heart of Wallasey.

- Two Bedrooms
- Purpose Built Apartment
- One Reception Room
- Kitchen
- Modern Shower Room
- Prime Location
- Parking Space
- Lift Access
- EPC Rating TBC
- Over 55s only

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*
47.66 m²

(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. Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very 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		

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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