



## 89a Albion Street, Wirral, CH45 9JQ £650 Per Month



Welcome to this charming two-bedroom apartment located in the heart of New Brighton, Wallasey. Situated on the top floor, this property boasts a recently refurbished interior.

Located in the vibrant area of New Brighton, you'll have easy access to a variety of amenities, including shops, restaurants, and beautiful seaside walks. With excellent transport links nearby, commuting to work or exploring the surrounding areas is convenient and stress-free.

EPC Rating C. Guarantor required.

- Two Bedrooms
- Purpose Built Apartment
- One reception Room
- Kitchen
- Bathroom
- Sought After Location
- Double Glazing
- Gas Central Heating
- Newly Refurbished
- EPC Rating C

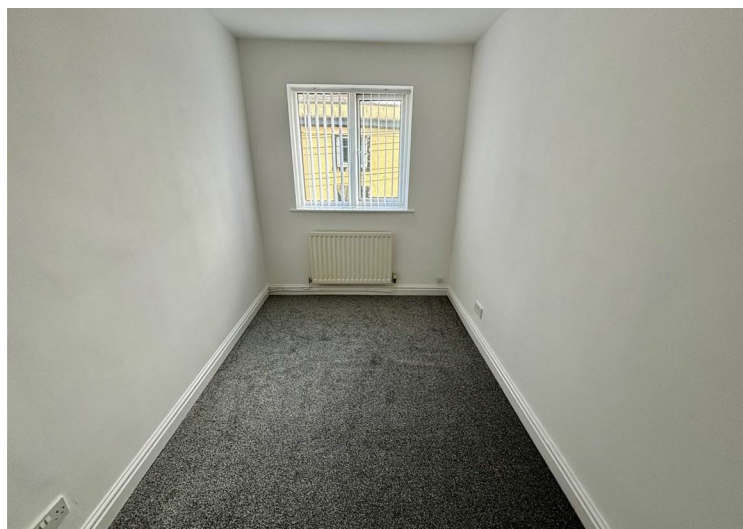
### Viewing

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                                   |  | 72                      | 75        |
| (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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