



Flat 1, 51 Albion Street,, New Brighton, CH45 9LE Offers In The Region Of £250,000



Albion Street, a charming ground floor apartment located in a sought-after area. This delightful property boasts two bedrooms, perfect for a small family or those in need of a guest room or home office. The spacious reception room is ideal for entertaining guests or simply relaxing after a long day.

The modern kitchen is a chef's dream, offering ample space to whip up delicious meals. With a bathroom and an en suite shower room, convenience and comfort are at the forefront of this lovely apartment.

One of the highlights of this property is the balcony, where you can enjoy a cup of tea in the morning or unwind with a glass of wine in the evening. The well-kept communal areas add to the overall appeal of this residence, providing a welcoming environment for residents and guests alike.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the charm of Albion Street for yourself.

- Two Bedroom Ground Floor Apartment
- One Large Reception Room
- Modern Kitchen
- Modern Bathroom
- En Suite
- Balcony Area
- Communal Gardens
- Secure Parking
- Sought After Location
- EPC Rating TBC

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*
78.65 m²

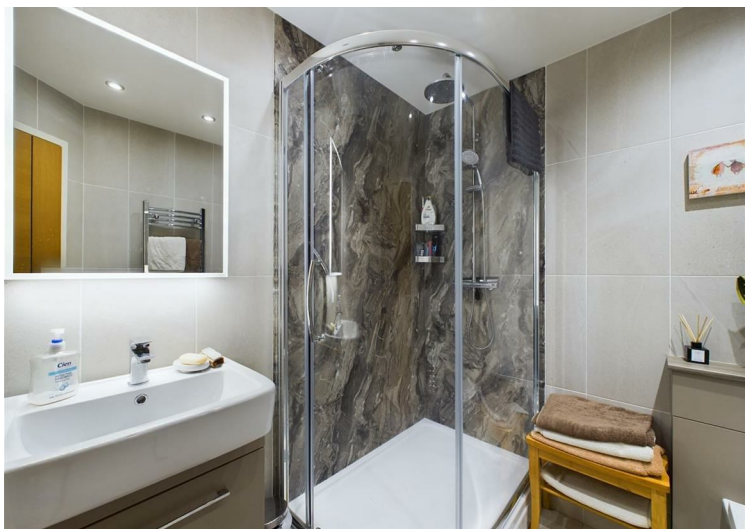
(1) Excluding balconies and terraces.

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.

GIRAFFE 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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