



## 63a Wellington Road, Wallasey, CH45 2ND

### Asking Price £425,000



Nestled on the prestigious Wellington Road in Wallasey, this luxurious upper maisonette apartment offers an exceptional living experience. Finished to a high standard, this property boasts an elegant design that combines comfort with modern sophistication.

Upon entering, you will be greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The maisonette features four well-appointed bedrooms, providing ample space for relaxation and privacy. With two stylish bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this property is the private lift, which grants direct access to the apartment, enhancing both accessibility and exclusivity. Additionally, the off-road parking accommodates up to four vehicles, a rare find in such a sought-after location.

Situated close to the vibrant New Brighton promenade, residents can enjoy stunning views and a variety of local amenities, including shops, restaurants, and recreational activities. This property is not just a home; it is a lifestyle choice, offering the perfect blend of luxury and convenience in a desirable area.

Whether you are looking for a family home or a stylish retreat, this maisonette is sure to impress. Do not miss the opportunity to make this exquisite property your own.

- Four Bedroom
- Luxurious Maisonette Apartment
- Two Reception Rooms
- Two Bathrooms
- Large Modern Kitchen/Dining Area
- Private Lift Access
- Off Road Parking
- Breathtaking Views
- Sought After Location
- EPC Rating C

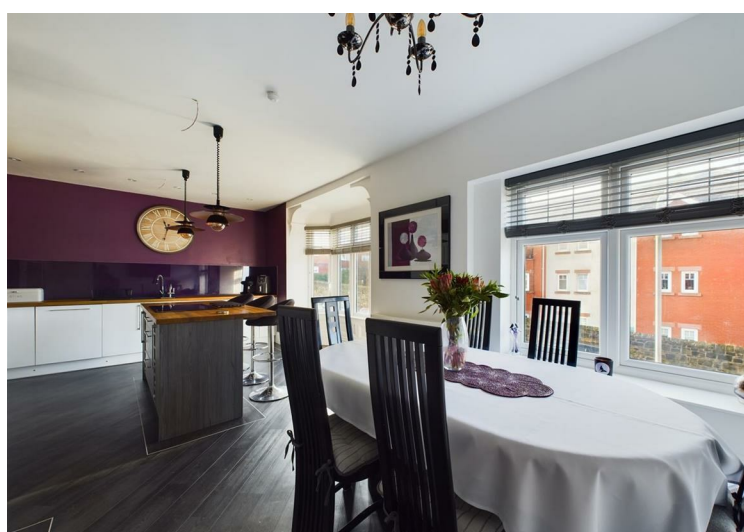
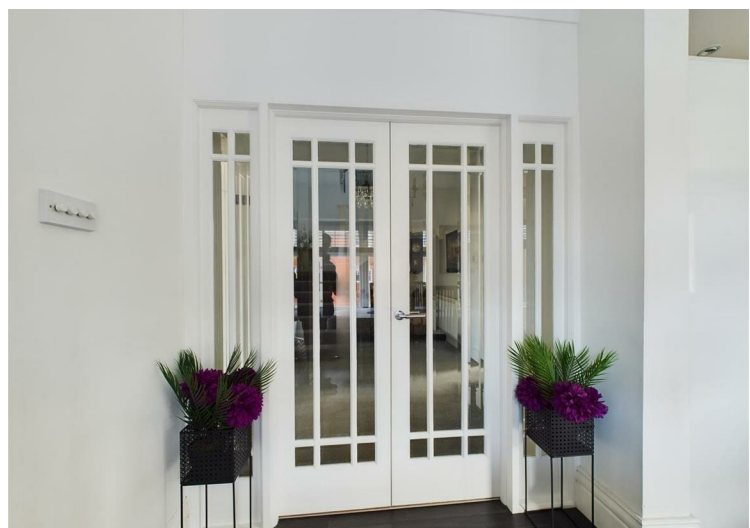
### Viewing

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		82
(81-91) B		
(69-80) C	71	
(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



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