



## 114 East Float Quay, Wirral, CH41 1DN

### £895 PCM



A modern ground floor apartment located at 114 East Float Quay in Wallasey, Wirral. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you will be greeted by two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is thoughtfully designed, providing a seamless flow between the living areas. The modern kitchen is a highlight of the apartment, featuring contemporary fittings and ample storage, perfect for those who enjoy cooking and hosting.

The apartment also includes a stylish modern bathroom, ensuring convenience and comfort for all residents. A unique feature of this property is the mezzanine floor, which adds an extra dimension to the living space, allowing for creative use as a study, play area, or additional storage.

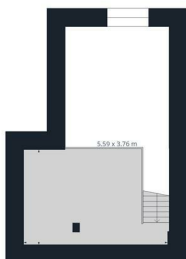
- Two Bedrooms
- Ground Floor Apartment
- Mezzanine Floor
- Modern Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Sought After Location
- Viewing Essential!
- EPC Rating E

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



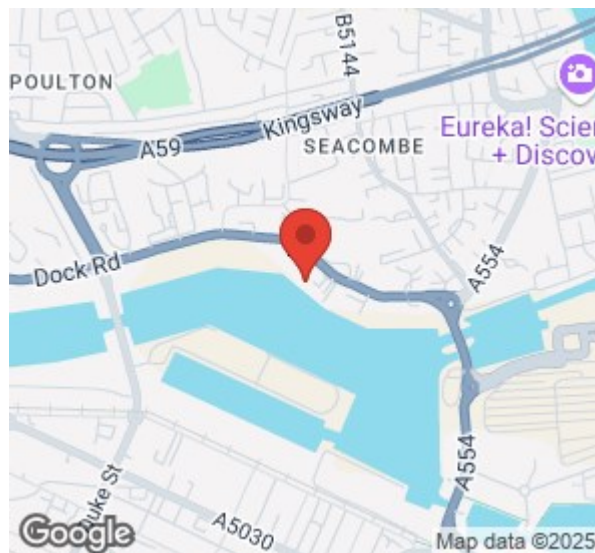
Floor 1

Approximate total area\*  
96.38 m<sup>2</sup>

(1) Excluding balconies and terraces.

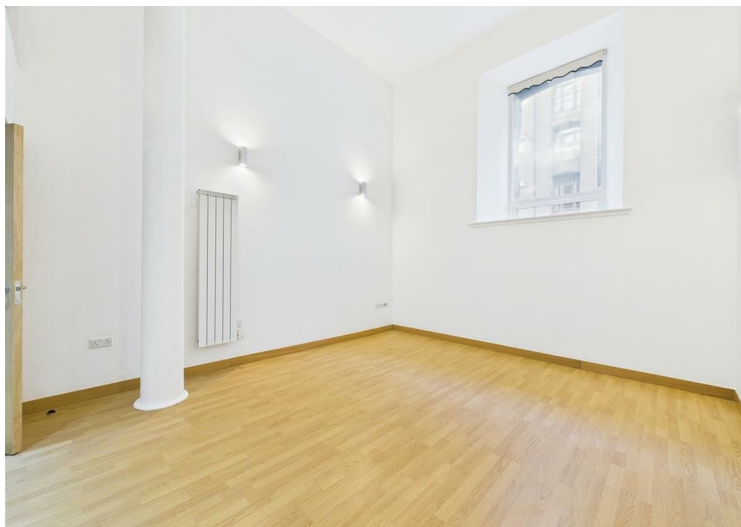
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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	



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