



Flat 17 Warrenhurst, Montpellier Crescent, Wallasey, CH45 9HZ

Offered in The Region Of £175,000



The highly sought-after area of Montpellier Crescent, Wallasey, this charming apartment offers a delightful blend of modern living and comfort. Spanning an impressive 786 square feet, this ground floor purpose-built residence features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home.

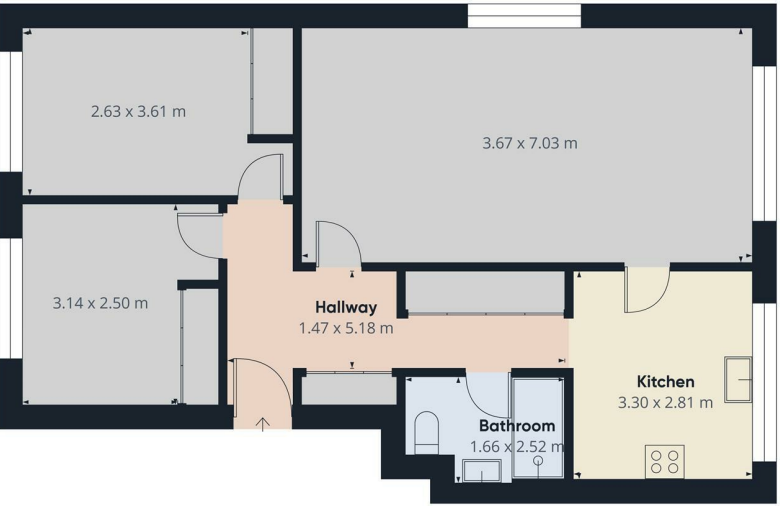
Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The modern kitchen is contemporary, providing both style and functionality for your culinary adventures. The apartment also boasts a stylish bathroom, designed with modern aesthetics in mind, ensuring a pleasant experience for residents and visitors alike.

The location of this property is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, parks, and transport links. Whether you are looking to enjoy a leisurely stroll along the nearby coastline or explore the local shops and cafes, this apartment offers the perfect base for a fulfilling lifestyle.

- Two Bedrooms
- Ground Floor Apartment
- One Reception Room
- Modern Kitchen
- Modern Shower Room
- Double glazing
- Sought After Location
- Parking Space
- Viewing Essential!
- 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**
69.81 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.

GIRAFFE360



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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