



## 3A Vale Drive, New Brighton, CH45 1LY

### £725 Per Calendar Month

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Situated in the highly sought-after residential area of New Brighton, this charming first-floor flat on Vale Drive offers a delightful living experience. Spanning an impressive 657 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a comfortable reception room, perfect for relaxation or entertaining guests. The family kitchen is designed with practicality in mind, providing ample space for meal preparation and dining. The flat also includes a well-appointed bathroom, ensuring convenience for all residents.

The location of this property is particularly appealing, as New Brighton is known for its vibrant community and proximity to local amenities, including shops, parks, and the stunning coastline. This flat presents an excellent opportunity for those looking to enjoy the best of seaside living while being close to essential services.

A home owner guarantor is required for this property.

- Two Bedrooms
- First Floor Flat
- One Reception Rooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Sought Sought After Location
- Viewing Essential!
- EPC Rating D

### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>		



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