



## Toronto Mews, Wallasey, CH45 3LT Offers In The Region Of £139,950



A two-bedroom apartment located in the heart of Wallasey Village, nestled within the desirable Toronto Court on Toronto Mews. This purpose-built flat offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The modern bathroom is tastefully designed, featuring contemporary fixtures that enhance the overall appeal of the home.

The heart of the apartment is undoubtedly the modern kitchen, which is equipped with all the necessary amenities to inspire your culinary adventures. Its sleek design and functionality make it a joy to cook and gather with family and friends.

One of the standout features of this property is its prime location. Situated close to Grove Road train station, commuting to nearby areas is both easy and convenient, making it perfect for those who travel regularly. Additionally, the vibrant community of Wallasey Village offers a variety of local shops, cafes, and parks, ensuring that all your daily needs are within reach.

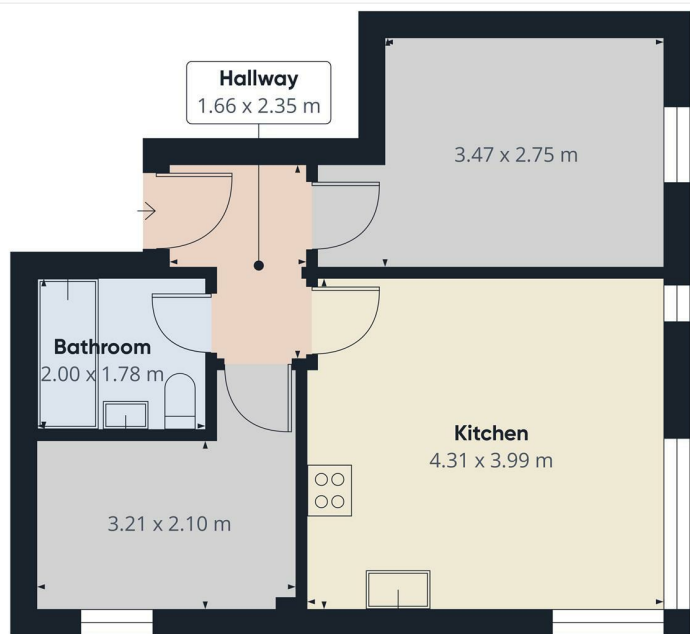
Viewing is essential to fully appreciate the charm and potential of this delightful apartment. Don't miss the opportunity to make this lovely flat your new home in Wallasey Village.

- Two Bedroom Apartment
- Purpose Built Apartment
- One Large Reception Room
- Modern Kitchen Area
- Bathroom
- Set In The Heart Of Wallasey Village
- Double Glazing
- Gas Central Heating
- Close To Transport Links
- 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





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

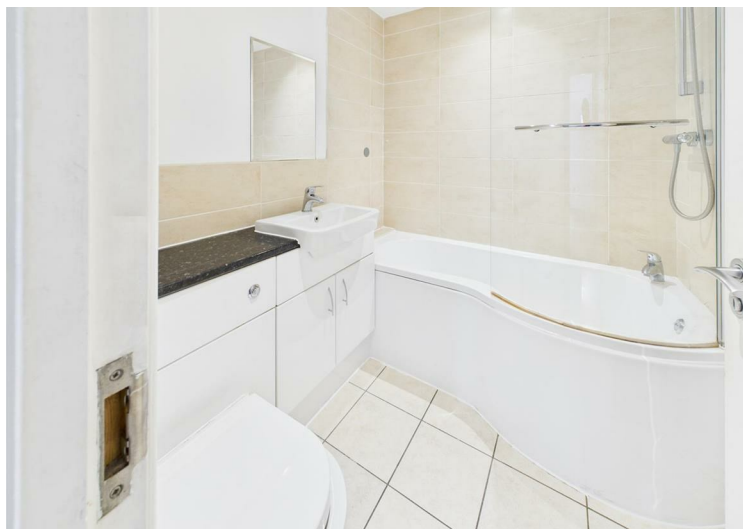
(1) Excluding balconies and terraces.

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.

GIRAFFE360



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>	75	77
	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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