



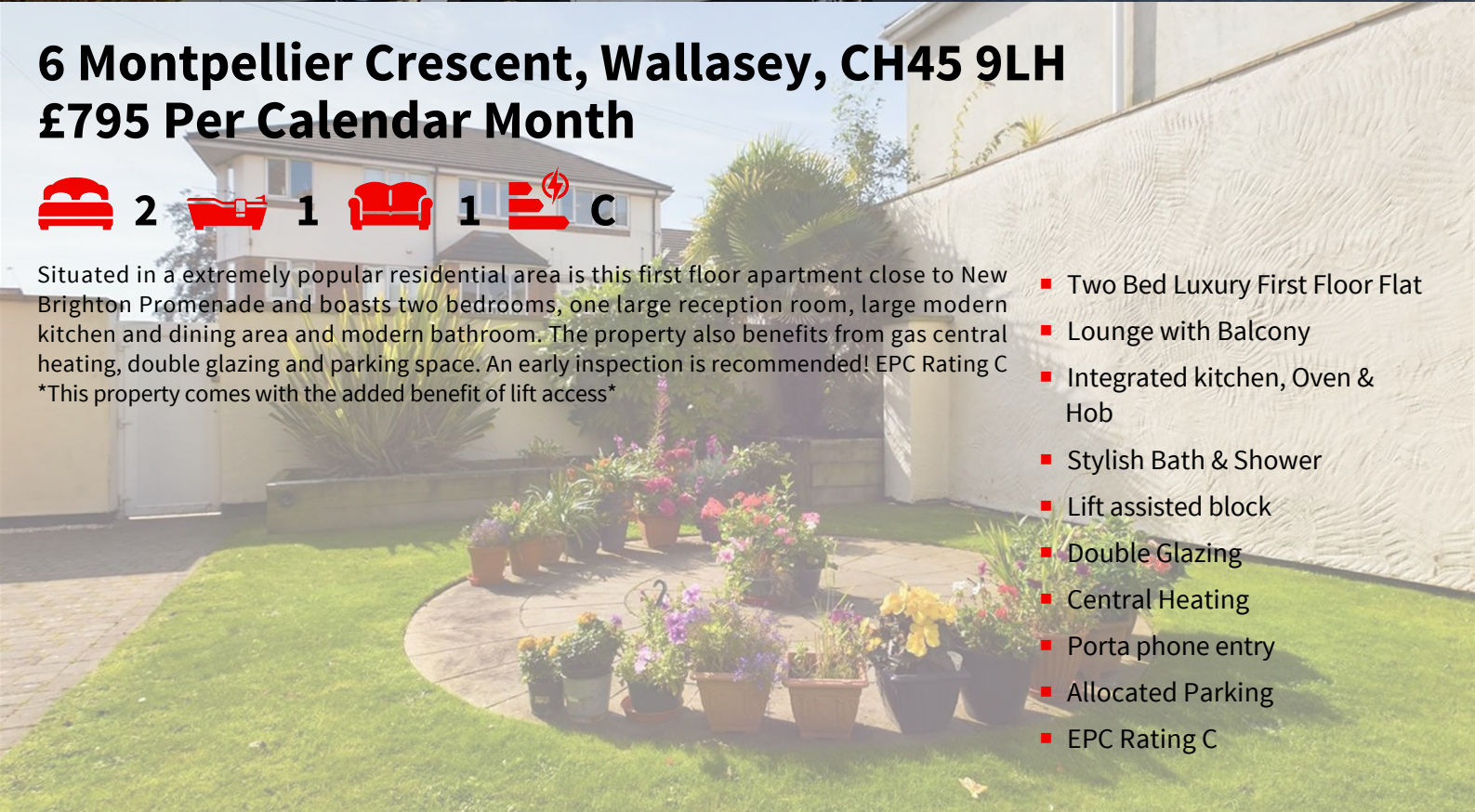
6 Montpelier Crescent, Wallasey, CH45 9LH

£795 Per Calendar Month



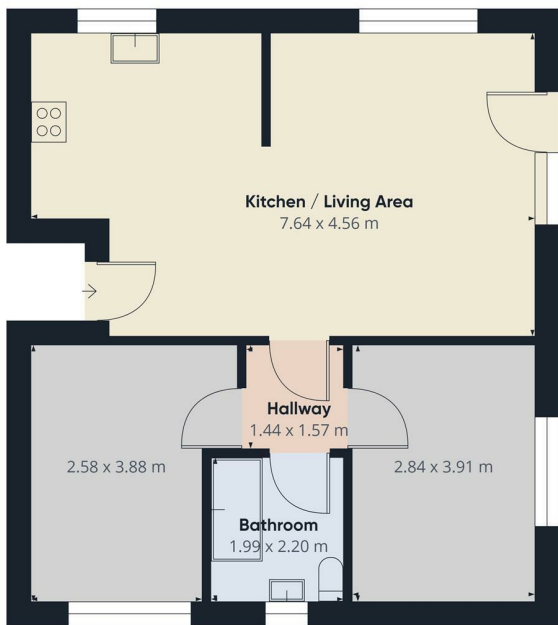
Situated in a extremely popular residential area is this first floor apartment close to New Brighton Promenade and boasts two bedrooms, one large reception room, large modern kitchen and dining area and modern bathroom. The property also benefits from gas central heating, double glazing and parking space. An early inspection is recommended! EPC Rating C
This property comes with the added benefit of lift access

- Two Bed Luxury First Floor Flat
- Lounge with Balcony
- Integrated kitchen, Oven & Hob
- Stylish Bath & Shower
- Lift assisted block
- Double Glazing
- Central Heating
- Porta phone entry
- Allocated Parking
- 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**
62.45 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.

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	78	79
	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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. management@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk>