

Lot 87A

Flat 6, 22 Montpellier Crescent,  
Wallasey, Merseyside, CH45 9AB

Upon  
Instruction of

AMG

### ■ Leasehold first floor flat

#### Location:

The property is located on Montpellier Crescent. Shopping amenities are available locally within Wallasey with a further range of shops, bars and restaurants found within Birkenhead lying to the south and within Liverpool City Centre located to the south east. Public transport links are available at New Brighton Mersey Rail Station lying to the north along with a network of local bus services serving the surrounding areas. The property is served by road links including the M53 and the A59 both located to the south. Recreational pursuits can be found locally.

#### Accommodation:

One bedroom, reception room, kitchen, bathroom/wc

EPC Rating: D

Council Tax Band: A

#### Lease:

Held on a lease at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.



All enquiries Ref: Meghan Mamo