




## 7 Hillcrest Court, Wallasey, CH44 3DD Offers In The Region Of £89,950

 2  1  1  C

Nicely finished, purpose built two bedroom apartment in popular area of Breck Road close to local amenities. Lounge with open plan fitted kitchen with hob oven. Electric heating, double glazing. Bathroom with shower. Communal parking and grounds. Well placed for Motorway and Tunnel approaches. EPC Rating C. To be sold with a sitting tenant or as vacant possession with a current rental income of £7200.00 per annum. Viewing is a must!

- Two Bedrooms
- First Floor Apartment
- Kitchen
- Bathroom with Shower
- Open Plan Lounge
- Private Parking
- Electric Heaters
- Viewing Essential
- 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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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