



Peterson & McCoy
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The Cliff | Wellington Road | New Brighton

£187,500

2 1

A beautifully presented two-bedroom, first-floor flat with breath-taking views over Liverpool Bay. The property boasts a modern kitchen and bathroom, intercom entry system and access to a communal residents' lounge. The property is move-in ready and perfectly positioned for those looking to downsize, first time buyers and investors.

- First-Floor Apartment With Lift Access
- Two Generous Sized Bedrooms
- Move In Ready
- Stunning Views Across Liverpool Bay
- Modern Kitchen & Bathroom
- Council Tax Band B



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Floor Area: 744 sq. ft.

Tenure: Leasehold

Service Charge: ££850 per annum

Ground Rent: ££0 per annum

11/15/2023, 3:42 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
10, The Cliff CH45 2NY	Energy rating C
	Valid until 13 November 2035
	Certificate number 9390-2409-9590-2595-6545
Property type Total floor area	Mid-floor flat 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

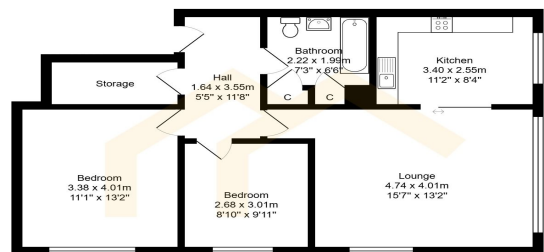
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2409-9590-2595-6545/print-tsv>



Total Area: 69.1 m² ... 744 ft²
All measurements are approximate and for display purposes only.