



## 7 Portland Court, New Brighton, CH45 2NQ Offers In The Region Of £99,950



Nestled in the charming seaside area of New Brighton on the Wirral, this delightful post-1914 apartment at 7 Portland Court offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining. The apartment features one well-appointed bedroom, ideal for a peaceful night's rest, along with two modern bathrooms that ensure ample facilities for residents and guests alike.

The location is a true highlight, as New Brighton boasts a vibrant community and stunning coastal views. Residents can enjoy leisurely strolls along the promenade, with the beach just a stone's throw away, making it an ideal spot for those who appreciate the beauty of seaside living.

Additionally, the property benefits from off-road parking, a valuable feature in this popular area, providing ease and security for your vehicle. This apartment is perfect for individuals or couples seeking a tranquil retreat by the sea, while still being close to local amenities and transport links.

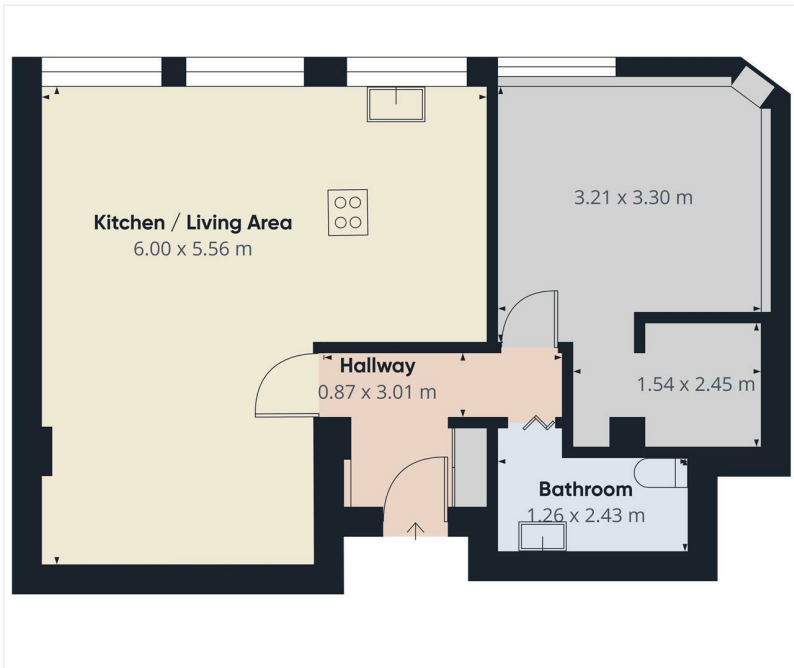
In summary, this apartment at 7 Portland Court is a wonderful opportunity to embrace a coastal lifestyle in a well-connected and picturesque location.

EPC rated D

- Ground Floor
- Modern Finish
- Seaside Living
- Beautiful Communal Space
- Off Road Parking
- Desirable New Brighton Location
- EPC D

### 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\*  
59.9 m<sup>2</sup>

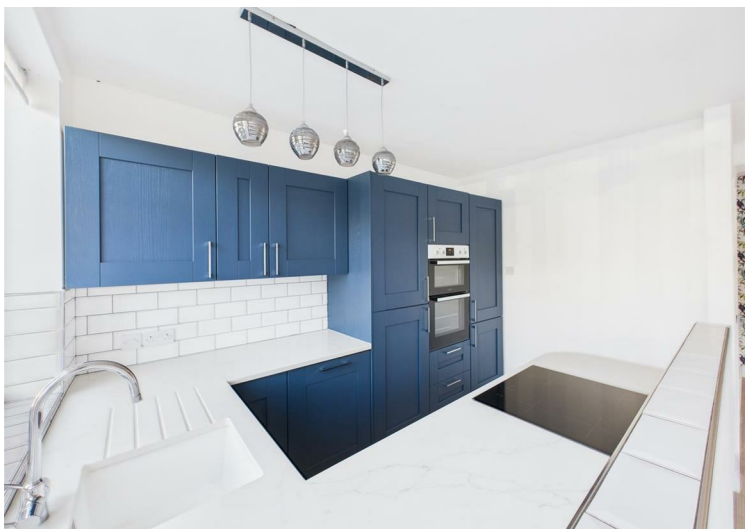
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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