



## F12 Montpellier Crescent, Wallasey, CH45 9HZ Offers In The Region Of £185,000



Montpellier Crescent, Wallasey, this well-presented purpose-built flat offers a delightful blend of modern living and classic appeal. With its origins dating back to the 1930s and 1950s, the property exudes character while providing the conveniences of contemporary life.

This spacious two-bedroom apartment is perfect for individuals or small families seeking a comfortable and stylish home. The modern kitchen is equipped with all the necessary amenities, making it an ideal space for culinary enthusiasts. The bathroom has also been tastefully updated, ensuring a relaxing retreat for residents.

Overall, this flat presents an excellent opportunity for anyone looking to enjoy a well-located, modern living space in Wallasey. With its thoughtful design and practical features, it is sure to appeal to a wide range of potential buyers or renters.

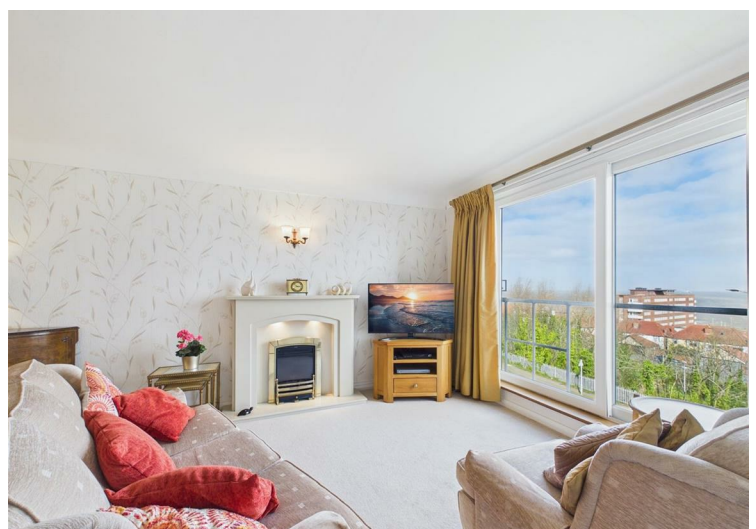
- Two Bedrooms
- Purpose Built Apartment
- One Large Reception Room
- Kitchen
- Bathroom
- Garage
- Double Glazing
- Sought After Location
- EPC Rating C

### 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		75	81
		EU Directive 2002/91/EC	



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