





Peterson & McCoy
SALES | MORTGAGES | HOMES



Hamilton Road, Wallasey, CH45 9JE

£120,000

 2  1

Set in a highly desirable location, this two bedroom, ground floor flat is a must-view for anyone looking to downsize. Just a five-minute walk to New Brighton Station and ten minutes to the shops, bars and restaurants of Victoria Road, the location couldn't be better. With sea views, off-street parking, communal gardens and benefiting from being move-in ready, the property offers comfortable, low-maintenance living in one of New Brighton's most convenient and sought-after settings.

- Great Location
- Stunning Sea Views
- Private Off-Street Parking
- Modern Kitchen and Bathroom
- EPC Rating : D
- Council Tax Band: A



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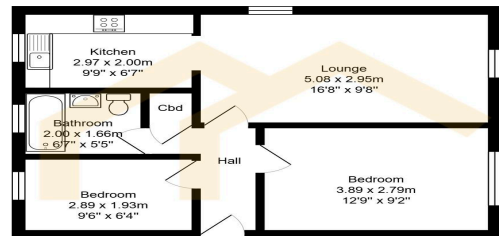
Floor Area: 512 sq. ft.

Tenure: Leasehold

Service Charge: £850 per annum

Ground Rent: £0 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 47.5 m² ... 512 ft²
All measurements are approximate and for display purposes only.