



## 4A Ennerdale Road, New Brighton, CH45 0LY

### £800 Per Month

 2  1  1  D

Nestled in the sought-after area of Ennerdale Road, New Brighton, this charming two-bedroom ground floor apartment is a true gem waiting to be discovered.

As you step into this delightful property, you are greeted by a cosy reception room, perfect for relaxing after a long day. The well-appointed kitchen offers a space where culinary delights can be created, making it a hub for family meals and entertaining guests.

With two bedrooms, there is ample space for a small family, guests, or even a home office. The bathroom provides a tranquil retreat, ideal for unwinding with a hot bath after a busy day.

Located in a prime location, this flat offers not just a home, but a lifestyle. Close to amenities, transport links, and local attractions, convenience is at your doorstep.

Don't miss the opportunity to make this charming flat your home and experience the best of what New Brighton has to offer. Book a viewing today and step into your new home on Ennerdale Road. EPC Rating E

- Two Bedrooms
- Ground Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Sought After Area
- EPC Rating E

### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	75
	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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