



## 1 Alexandra Court, Wallasey, CH45 2NF Offers In The Region Of £159,950



A ground floor flat located in the highly sought-after area of Alexandra Court on Wellington Road, Wallasey. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter the flat, you are greeted by a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you can make the most of your living space. The kitchen is conveniently situated, providing all the essential amenities for your culinary needs.

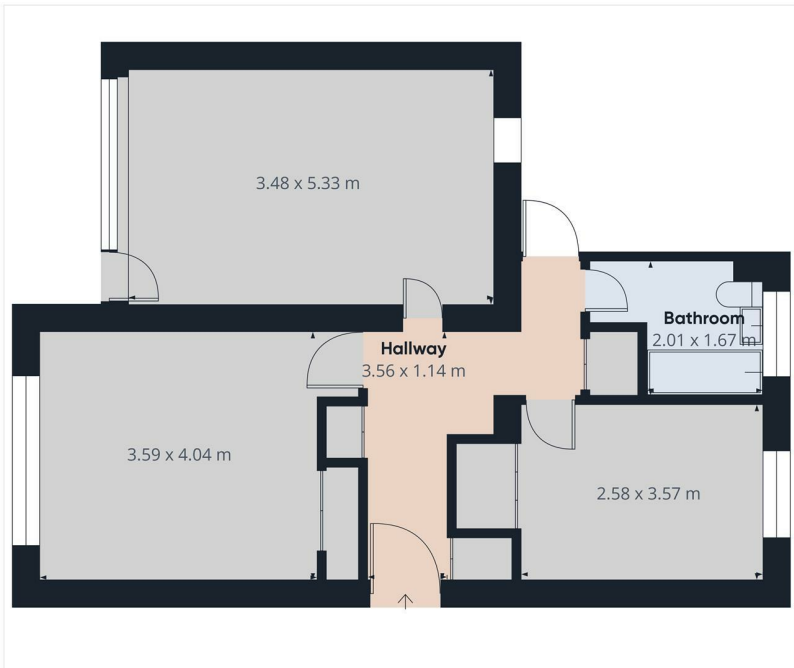
Situated in a desirable location, this property benefits from easy access to local amenities, transport links, and green spaces, making it a perfect choice for those who appreciate both convenience and community.

This ground floor apartment presents an excellent opportunity for anyone looking to enjoy comfortable living in a vibrant area. Do not miss the chance to make this delightful flat your new home.

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

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313

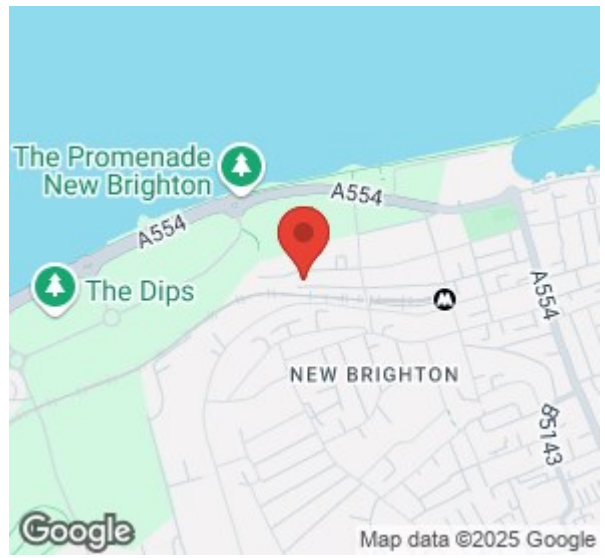


Approximate total area\*  
58.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



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>			
			EU Directive 2002/91/EC
			65
		45	



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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