





6 Montpellier Court, Wirral, CH45 9LH Offers In The Region Of £160,000

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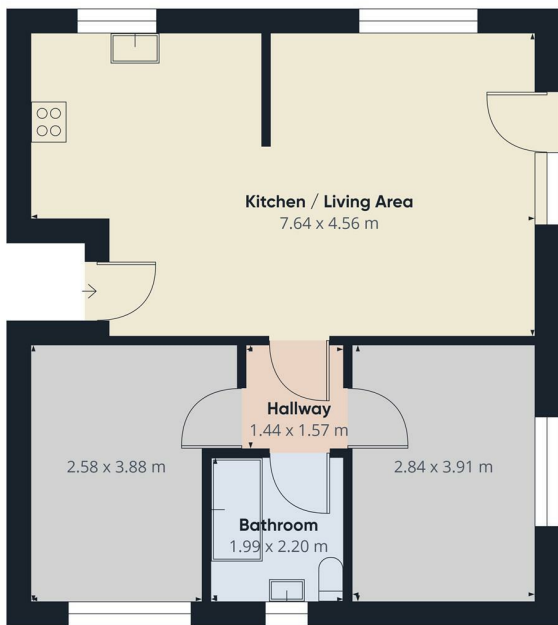
Situated in an extremely popular residential area is this first floor apartment close to New Brighton Promenade and boasts two bedrooms, one large reception room, large modern kitchen and dining area and modern bathroom. The property also benefits from gas central heating, double glazing and parking space. An early inspection is recommended! EPC Rating C
This property comes with the added benefit of lift access

- Two Bedrooms
- First Floor Apartment
- One Reception Room
- Large Kitchen/Dining Area
- Bathroom
- Double Glazing
- Gas Central Heating
- Parking Space
- Prime Location
- EPC Rating TBC



Viewing

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

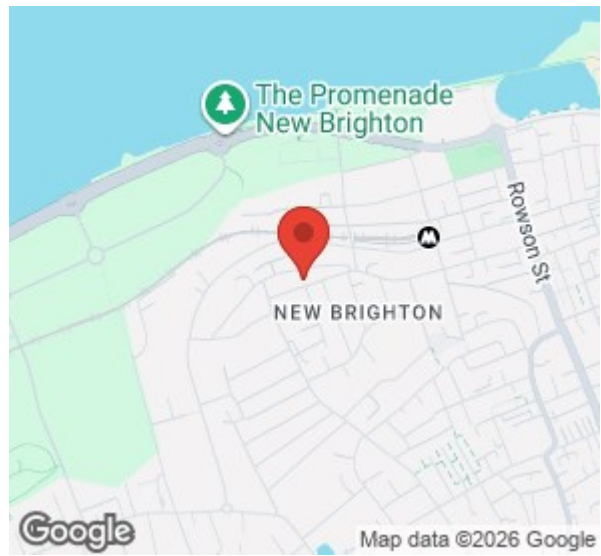


Approximate total area⁽¹⁾
62.45 m²

(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.

GRAFFTE360



Energy Efficiency Rating

	Current	Potential
Very 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		
England & Wales	78	79

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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