



## 31 Hillcrest Court, Wallasey, CH44 3DD Offers Over £100,000



Welcome to this two-bedroom flat located in the desirable Hillcrest Court, Wallasey. Built in 2005, this purpose-built apartment offers a modern living experience with a spacious layout, encompassing 689 square feet of well-designed space.

As you enter, you will be greeted by an inviting open-plan lounge and kitchen area, perfect for both relaxation and entertaining. The design allows for a seamless flow between the living and cooking spaces, making it an ideal setting for social gatherings or quiet evenings at home.

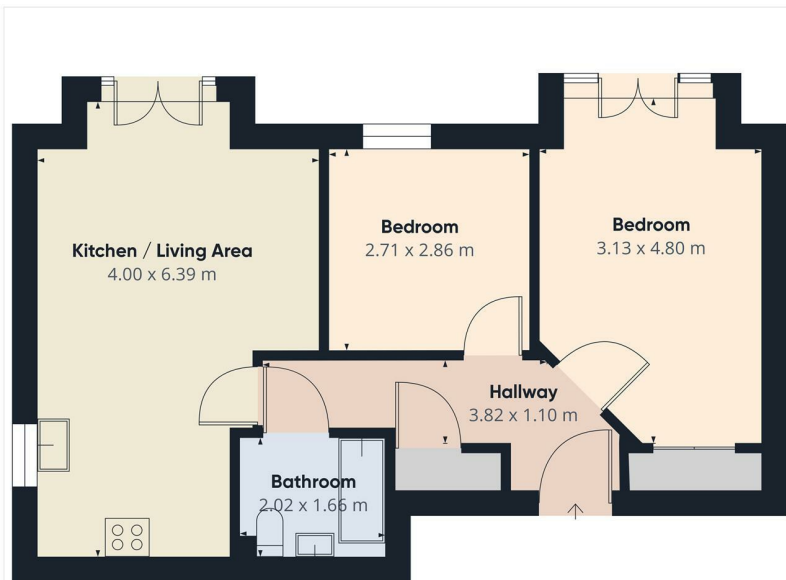
The flat features two comfortable bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom adds to the convenience of this lovely home, ensuring that all your needs are met.

Additionally, the property benefits from designated parking, a valuable asset in this bustling area, allowing for easy access and peace of mind.

- Two Bedrooms
- Purpose Built Apartment
- Large Open Plan Living Area
- Bathroom
- Kitchen
- Double Glazing
- Heating System
- Parking
- Viewing Essential!
- 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\*  
54.26 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(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>	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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