

# FOR SALE

ESTATE AGENTS



START FROM  
**£325,000**

## EXCLUSIVE

- 2 Bedrooms
- 2 Bathrooms
- Lift Assisted
- Sea Views



## 191 Victoria Road, Wallasey, CH45 0JY Offers In The Region Of £325,000



Victoria Road, Wallasey - a location that offers the perfect blend of tranquillity and convenience. This luxurious first-floor apartment is a gem in the heart of a vibrant community.

Step inside this new build property and be greeted by a spacious reception room that is perfect for entertaining guests or simply unwinding after a long day. With two cosy bedrooms, this flat offers the ideal space for a small family or those looking for a guest room or home office.

One of the highlights of this property is the balcony that provides stunning sea views, allowing you to relax and soak in the beauty of the surroundings. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the calming sight of the sea.

The modern kitchen is a chef's delight, equipped with all the amenities needed to whip up delicious meals. The bathroom is sleek and contemporary, offering a spa-like experience for your daily routines.


Parking is always a breeze with designated parking for one vehicle, ensuring that you never have to worry about finding a spot after a long day out.

- Two Bedrooms
- New Build Apartments
- Luxury First Floor Apartment
- Prime Location
- Balcony With Sea Views
- Modern Kitchen
- Bathroom
- Designated Parking
- 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



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 	

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