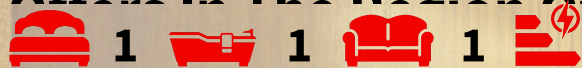




8 Montpellier House Montpellier Crescent, Wallasey, CH45 9NF

Offers In The Region Of £50,000



Montpellier Crescent, Wallasey, this one-bedroom warden-assisted flat offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful living environment, the property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

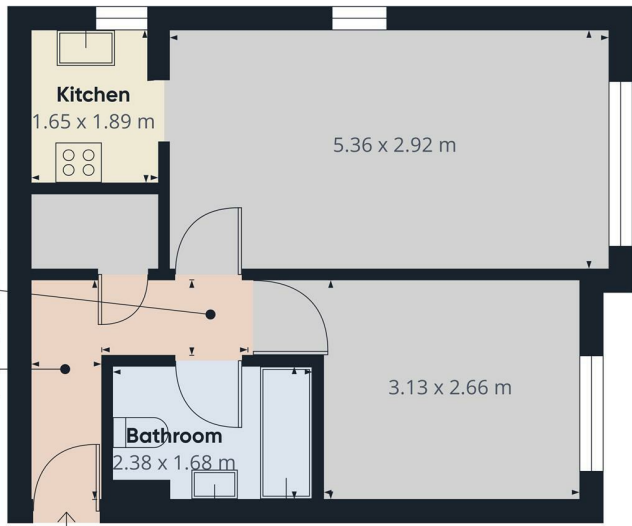
The well-appointed bedroom provides a serene retreat, while the bathroom ensures practicality and ease of use. One of the standout features of this apartment is the lift access, making it easily accessible for all residents.

Residents can also enjoy the beautifully maintained communal areas, which foster a sense of community and provide additional space for relaxation and socialising. The property boasts stunning views, allowing you to appreciate the picturesque surroundings from the comfort of your home.

- Over 60s
- Apartment
- Lift Access
- Kitchen
- Bathroom
- Electric Heaters
- Double Glazing
- Views
- Communal Area
- 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*
37.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	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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