



## Marine Park Mansions Wellington Road, Wallasey, CH45 2NP Offers In The Region Of £229,995



Nestled on the charming Wellington Road in Wallasey, this beautiful ground floor apartment offers a delightful blend of period features and modern comforts. Dating back to the early 1900s, the property boasts a tasteful decor that enhances its character while providing a warm and inviting atmosphere.

The apartment comprises two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms provide ample space for family living or accommodating visitors. The ensuite bathroom adds a touch of luxury, ensuring convenience and privacy.

One of the standout features of this property is the cellar, which presents an exciting opportunity for additional storage or potential development, allowing you to tailor the space to your needs.

Located in the vibrant area of New Brighton, residents will benefit from a variety of local amenities, including shops, restaurants, and beautiful coastal walks. This apartment is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location.

In summary, this exquisite apartment on Wellington Road is a rare find, combining historical charm with modern living. It is an ideal choice for those seeking a stylish and spacious home in Wallasey.

- Ground Floor Apartment
- Beautifully Decorated
- Modern Living in New Brighton
- Amazing Opportunity
- Private Garden Space
- EPC TBC

### Viewing

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



Floor 1

Approximate total area\*  
95.2 m<sup>2</sup>  
Balconies and terraces  
5.4 m<sup>2</sup>

(1) Excluding balconies and terraces

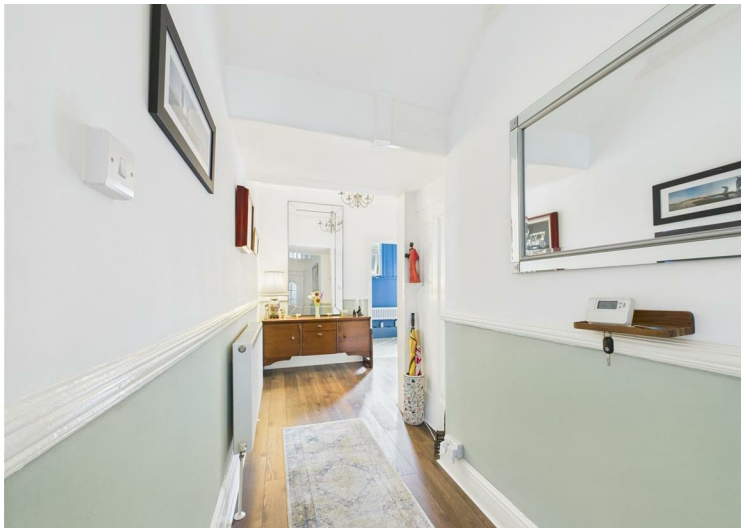
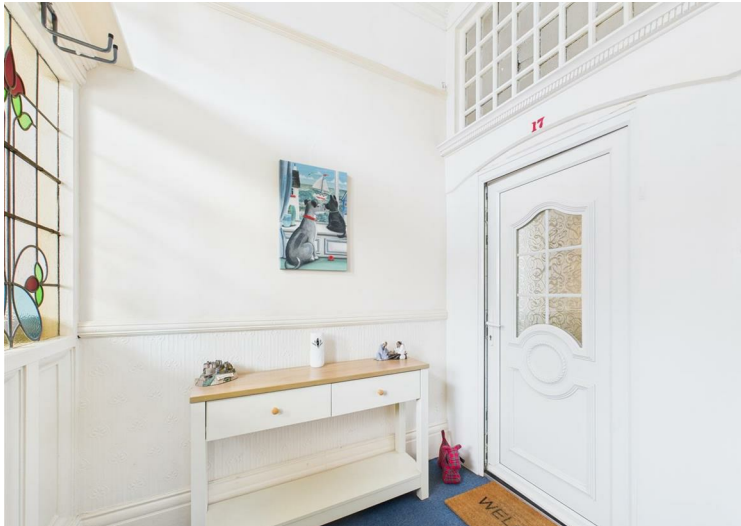
Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

GRAFFE 360



**Energy Efficiency Rating**

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