






## The Galleries Valkyrie Road, Wallasey, CH45 4RQ Offers In The Region Of £114,950

 2  1  1  C

Welcome to this charming ground floor apartment located on Valkyrie Road in the desirable area of Wallasey. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The apartment boasts a spacious reception room, perfect for relaxing or entertaining guests.

The kitchen is functional and well-equipped, providing a pleasant area for preparing meals. The bathroom is conveniently situated, ensuring ease of access for all residents. One of the standout features of this apartment is the dedicated parking space for one vehicle, a valuable asset in this bustling area.

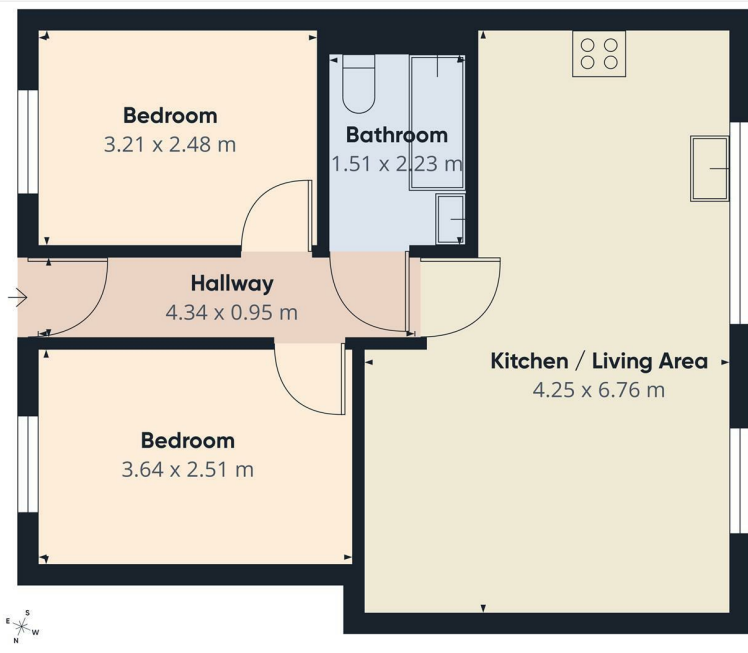
Situated close to Liscard Shopping Centre, residents will enjoy easy access to a variety of shops, cafes, and essential services. Additionally, excellent transport links are nearby, making commuting and exploring the wider region a breeze.

This property presents a wonderful opportunity for those looking to settle in a vibrant community with all the necessary amenities at their fingertips. Don't miss the chance to make this lovely apartment your new home.

- Two Bedrooms
- Ground Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Parking
- Sought After Location
- Close To Local Transport Links
- EPC Rating C

### 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\*  
49.1 m<sup>2</sup>

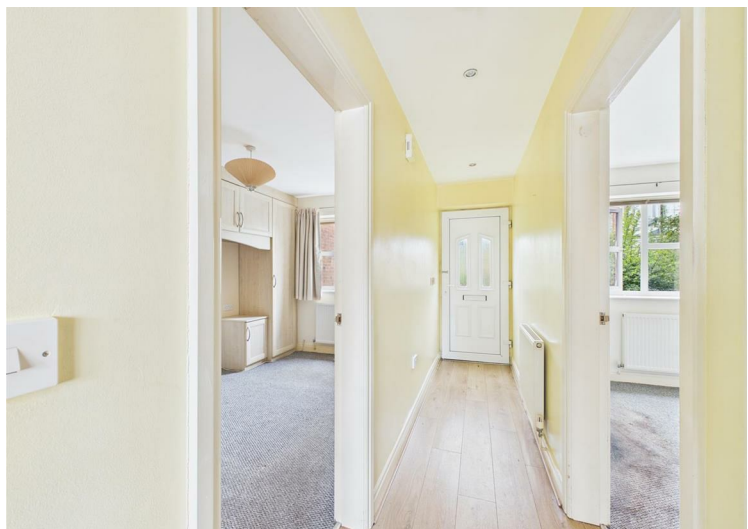
(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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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