



## 16 St Georges Mount, New Brighton, CH45 9LQ Offers In The Region Of £319,950



Situated within the highly desirable The Slopes development in New Brighton, this impressive two-bedroom lower ground floor apartment offers over 1,700 sq ft of spacious and stylish accommodation, combining period character with modern living.

The property is beautifully presented throughout, with quality finishes, elegant décor, sea grass flooring and excellent storage. A generous entrance hall leads to the main living spaces, creating an immediate sense of space.

At the heart of the apartment is a superb open-plan kitchen, dining and living area, featuring a contemporary fitted kitchen with integrated appliances, ample storage and a central island. A separate reception room provides a further versatile and characterful living space.

The spacious master bedroom benefits from built-in storage and a dedicated dressing room, leading through to a stylish three-piece en-suite bathroom. The second bedroom is also generously proportioned and ideal for guests.

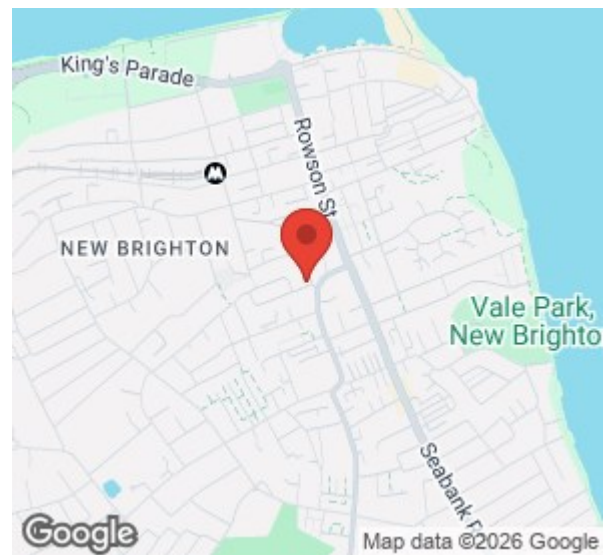
A modern four-piece family bathroom provides both a bath and separate shower, while an additional versatile room offers the perfect space for a home office, utility area, hobby room or extra storage.

Further benefits include secure gated off-road parking, intercom entry and extensive storage throughout.

- Lower Ground Apartment
- Private Secure Parking And Intercom System
- Two Double Bedrooms
- Large Open Plan Kitchen With Dining Area
- Beautifully Presented
- Approx 1721 Sq Ft
- Large Modern Family Bathroom
- En Suite Off Master Bedroom
- Share Of Freehold

### 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               |
| 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 |



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