



A well-placed first floor apartment in a convenient location within walking distance to local shops and handy transport links.

Inside the apartment you will find an entrance hall, a bright lounge area with a balcony and an opening to the kitchen.

Off the hall there are two bedrooms , and a bathroom with shower over the bath.

All areas of the apartment benefit from electric heating and neutral décor throughout.

Externally there are communal gardens, allocated parking and ample visitor parking.

The property is offered for sale with no onward chain.



Constables

SALES & LETTINGS

- First Floor Apartment
- Convenient Location Close to Amenities
- Two Bedrooms
- Allocated Parking & Visitor Parking
- Lounge with Balcony
- No Onward Chain



Hallway

Lounge

20'6" max x 15'1" max (6.25m max x 4.60m max)

Kitchen

11'8" x 6'3" (3.58m x 1.91m)

Bedroom One

15'7" x 11'10" max (4.75m x 3.63m max)

Bedroom Two

10'2" x 5'6" (3.12m x 1.70m)

Bathroom

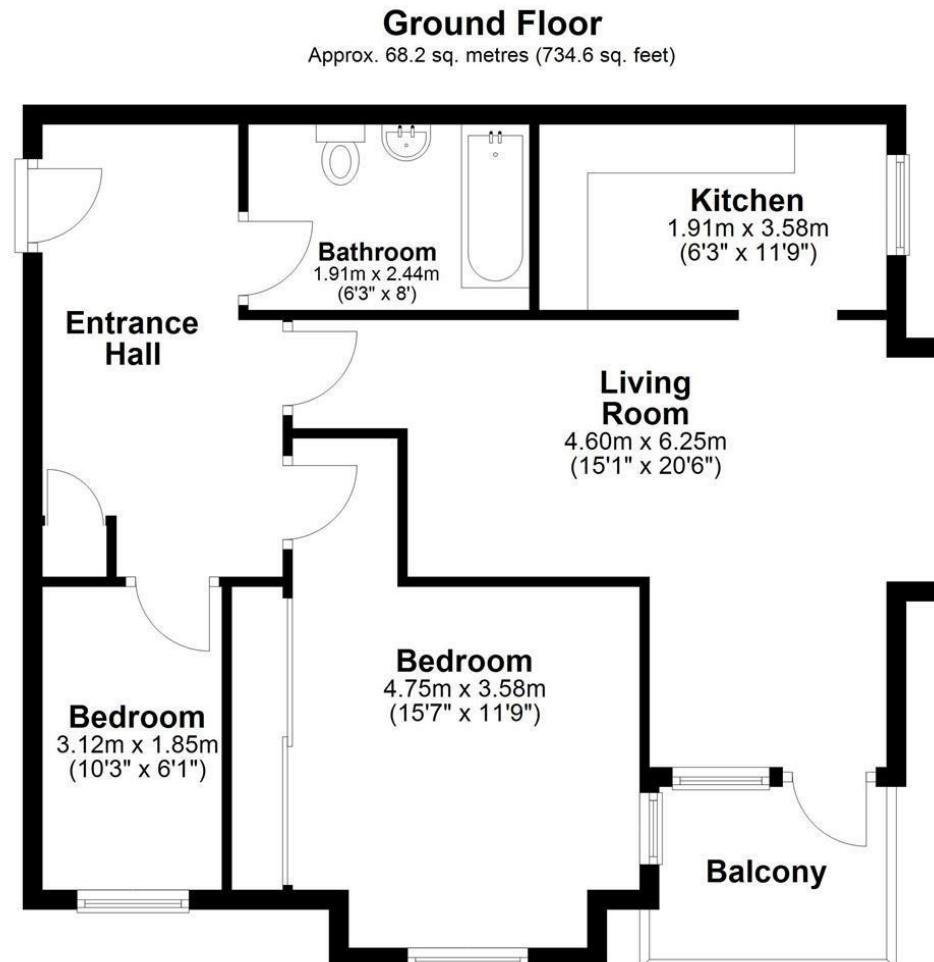
8'0" x 6'2" (2.44m x 1.88m)





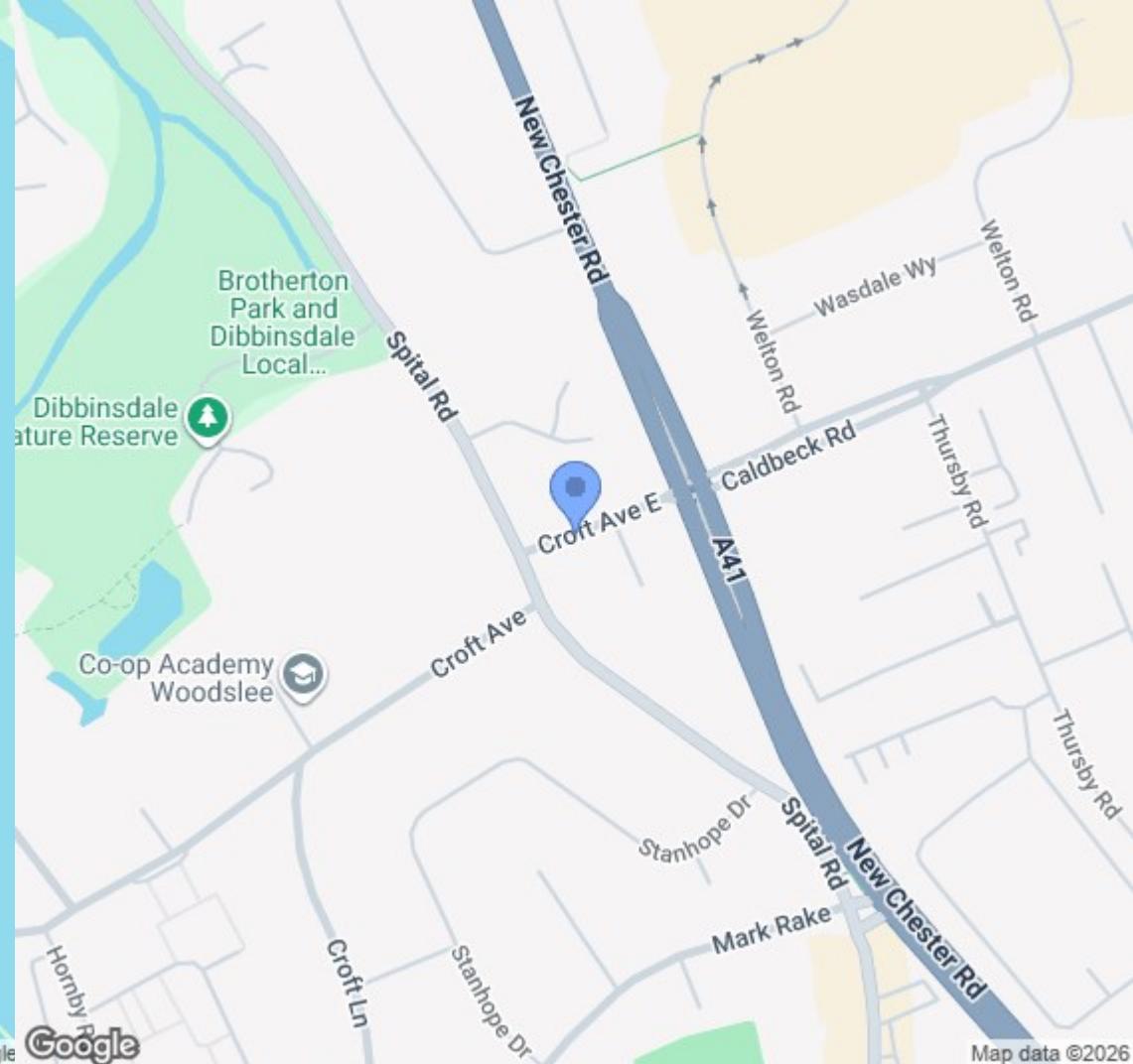
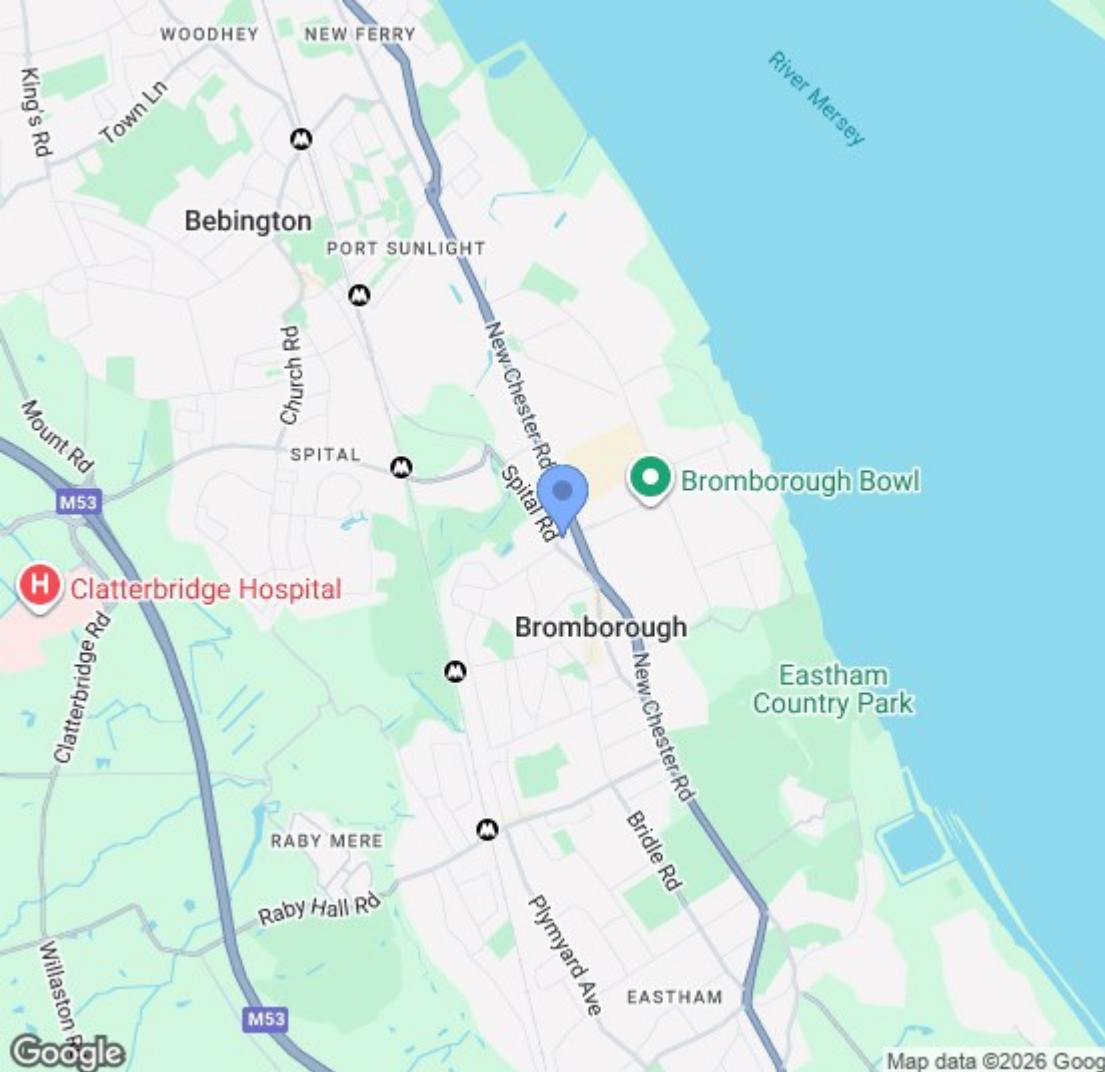
EPC & Floor Plan

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (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 |  |



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

Flat 9, Heathfield, WIRRAL



Location Map

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