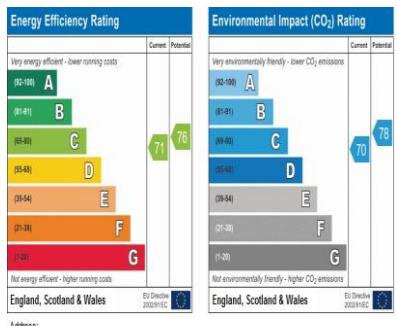


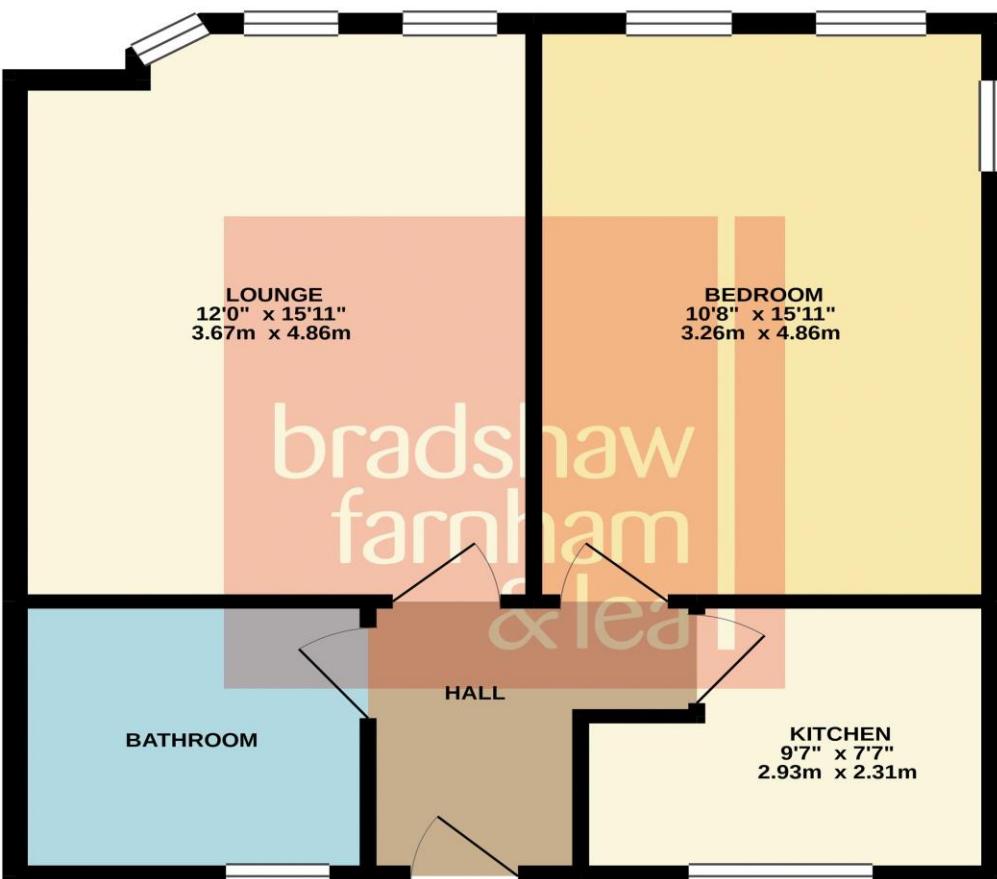
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EPC & Floor Plans



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GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure:

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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- Private Decked Patio plus communal lawned gardens
- Ground Floor

- Stunning Sea Views
- Viewing Highly Recommended
- Storage Shed

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## About the property...

Set in the stunning Redcliffe is this lovely one bedroom ground floor garden apartment boasting stunning sea views from both the bedroom and lounge and having its own private decked garden overlooking New Brighton Promenade. There are also communal lawned gardens. The property is accessed by a driveway leading to a courtyard giving access to the apartment with a brick store shed with power and lighting offering space for bikes etc. Internally you are welcomed by an entrance hall giving access to the bathroom, lounge, bedroom and kitchen. This is a great apartment offering space inside and out and with breathtaking views across the River Mersey. The property benefits from gas central heating and double glazing and viewing is highly recommended to fully appreciate what is on offer! Call now to arrange your viewing..

## About the location...

From New Brighton Promenade turn up Portland Street and then left onto Wellington Road and the property is situated on the left hand side.



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