

FOR SALE

£225,000

Gerard Road, Wallasey, Wirral. CH45 6UQ



Ground Floor Apartment in Desirable Location! This is a fantastic opportunity to purchase this charming flat which provides spacious living on the one level.

The property has been refurbished by our current sellers and has lovely original features throughout such as waxed wooden doors and high ceilings offering ample natural light. The property has its own private gated entrance which leads you up to the original porch.

**Entrance Porch**

**Hallway**

**Bedroom**

12' 7" x 16' 5" (3.84m x 5.00m)

**Bedroom**

15' 5" x 13' 0" (4.70m x 3.96m)

**Kitchen/Lounge**

15' 8" x 11' 9" (4.78m x 3.58m)

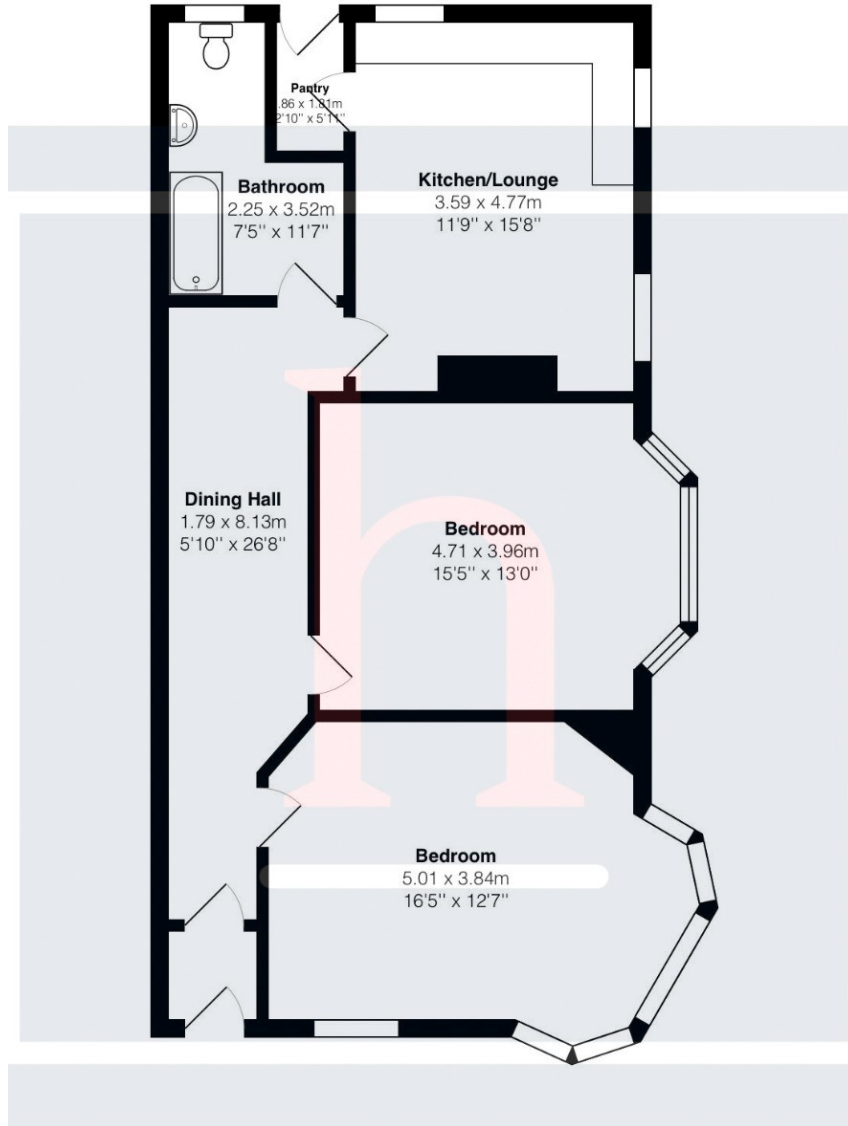
**Pantry**

**Bathroom**

7' 5" x 11' 7" (2.26m x 3.53m)







Total Area: 80.3 m<sup>2</sup> ... 864 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	