

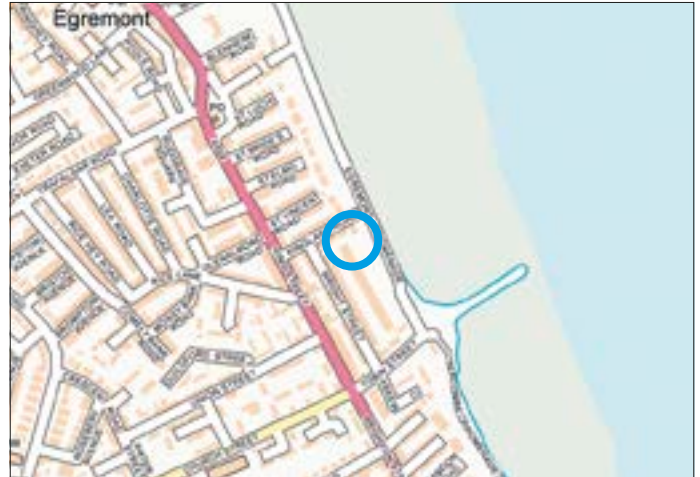
# 27a Egremont Promenade, Wallasey, Merseyside CH44 8BG

\*GUIDE PRICE £37,000+



- **A 1 bed top floor flat. Double glazing. Electric heating.**

**Description** A vacant one bedroomed top floor flat within a semi-detached house and would be suitable for occupation or investment purposes. The property benefits from double glazing and electric heating and has a potential rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Egremont Parade and accessed via Kingslake Road in a popular and well established location with fantastic views overlooking the River Mersey and within close proximity to local shopping amenities, schooling and transport links.

**Ground Floor** Main Entrance Hallway.

**Second Floor Flat** – Hall, Lounge, Bedroom, Bathroom/WC, Kitchen/Diner.

**Note** The decking belongs to Number 27 and not 27A.