



# Mount Way, Higher Bebington

£725 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to your new home in the heart of a sought-after location! This stylish and modern top floor flat offers the epitome of comfort and convenience. As you step inside, you're greeted by a generous hallway adorned with a deep walk-in cupboard—perfect for keeping your belongings organised and out of sight. The lounge dining room is a cosy haven bathed in natural light streaming through the bay window, creating a warm and inviting atmosphere for relaxing evenings or entertaining guests. The adjacent smart fitted kitchen is a chef's dream, equipped with an oven and four ring induction hob, perfect for whipping up culinary delights, making meal prep a breeze. With two good-sized bedrooms, there's plenty of room to create your own personal retreats, each boasting the same stylish ambiance and comfort found throughout the flat. And when it's time to unwind, the stylish three-piece bathroom offers a tranquil oasis, complete with a shower over the bath for a refreshing start to your day. Outside, you'll discover communal gardens—a serene escape where you can soak up the sunshine or enjoy a leisurely stroll amidst lush greenery. Plus, the convenience of a garage provides secure parking for your vehicle, ensuring peace of mind in this bustling urban oasis. With uPVC double glazing and combi fired gas central heating, you'll stay cosy year-round while enjoying the benefits of energy efficiency. Don't miss this opportunity to experience the perfect blend of style, comfort, and convenience in a highly coveted location. Your new home awaits! Council tax band B. EPC Rating D



#### **Hallway**

14'0" (4.27m) x 4'10" (1.47m)

#### **Lounge Dining Room**

17'1" (5.21m) x 11'3" (3.43m)

#### **Kitchen**

8'4" (2.54m) x 8'1" (2.46m)

#### **Bedroom One**

13'5" (4.09m) x 9'10" (3m)

#### **Bedroom Two**

10'0" (3.05m) x 6'11" (2.11m)

#### **Bathroom**

5'7" (1.7m) x 6'2" (1.88m)









GROUND FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition.

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

## Contact Us:

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.