



Total area: approx. 80.6 sq. metres (867.1 sq. feet)  
For illustration purposes only - not to scale

### School Hill, Wirral, Merseyside CH60 0DP Offers Over £180,000

2 Bedroom 1 Reception 1 Bathroom C

\*\*Ground Floor Apartment - Views Directly Across Landscaped Gardens - Sold With No Chain - Heart of Lower Heswall\*\*

Hewitt Adams is delighted to offer to the market this GROUND-FLOOR apartment located in the Hermitage, on School Hill - which is in the centre of Lower Heswall, a stones throw from the village shops - and a short stroll up into Heswall Town Centre.

These are INCREDIBLY WELL SITUATED apartments, with NO AGE RESTRICTIONS, and it is RARE that these ground-floor units come up for sale. With incredible storage space throughout the flat, and communal gardens that are fully maintained.

Given how SPACIOUS the apartments are, with very generous room sizes - the Hermitage stands out against other flats in this price range. Recently RE-DECORATED and with a recently IMPROVED KITCHEN.

This particular property benefits from having its LEASE EXTENDED in only 2016!

In brief the accommodation affords: entrance hall, large lounge and dining room with a pleasant view across the gardens, two DOUBLE bedrooms, kitchen and a bathroom. With residents parking and a PRIVATE GARAGE.

**Front Entrance**

Into:

**Hall**

Power points, storage

**Lounge & Dining Room**

22'10" x 18'4" (6.98 x 5.59)

Double glazed windows overlooking the gardens, radiator, power points, TV point

Large and light-filled room with plenty of space for both a lounge area and a dining area.

**Kitchen**

10'0" x 8'9" (3.05 x 2.69)

Fitted wall and base units, worktop surfaces, inset sink, integrated oven and hob, washing machine

**Bedroom One**

12'4" x 10'0" (3.78 x 3.05)

Double glazed window, radiator, power points, wardrobes

**Bedroom Two**

12'2" x 10'0" (3.73 x 3.05)

Double glazed window, radiator, power points, wardrobes

**Bathroom**

Comprising shower, low level W.C, wash hand basin, double glazed window

**EXTERNALLY**

Attractive communal gardens, with several seating areas.

Residents parking.

With a Garage.

**Additional Info**

Leasehold - Lease EXTENDED in only 2016 by 999 years.

Service/Maintenance charges - £160 pcm

