



Ground Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.0 sq. feet)
For illustration purposes only - not to scale



Telegraph Road, Wirral, Wirral CH60 7SF

£325,000

2 Bedroom 2 Reception 2 Bathroom C

****Two Bedroom Ground Floor Apartment - Centre of Heswall - Access To Gardens - Luxury En-Suite - No Chain****

Hewitt Adams is delighted to offer to the market this LARGE two double bedroom Apartment located on Telegraph Road, within easy walking distance of the main High Street.

This Apartment will prove popular due to it being one of VERY FEW GROUND FLOOR APARTMENTS AVAILABLE FOR SALE at this time, and especially due to its CLOSE PROXIMITY to the shops, restaurants and medical facilities in Heswall.

The apartment lounge enjoys a large BALCONY overlooking the south-westerly facing garden.

In brief the accommodation affords: entrance hall, bathroom, two double bedrooms including one with an en-suite, dining room, large lounge and a fully kitted out kitchen.

With access to beautifully tended communal south-westerly facing gardens. Also comes with residents allocated parking space for two vehicles.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Large, wide and inviting hallway that opens into a generous dining area, with large built-in storage cupboard.

Dining Room

7'10" x 12'4" (2.39 x 3.76)

Double glazed window, power points, radiator. (Previously a third bedroom which could easily be reinstated as required.)

Bedroom Two

7'10" x 12'4" (2.39 x 3.76)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom One

15'3" x 11'8" (4.66 x 3.56)

Large double bedroom with double glazed window with a view over the garden, fitted wardrobes, radiator, power points, door into:

En-Suite

8'5" x 9'1" (2.58 x 2.78)

Recently upgraded and high specification en-suite comprising large walk-in Grohe shower, comfort-level Villeroy & Boch WC, Vitra wash basin and vanity unit, mirrored cabinet heated towel rail, fully tiled walls and floor with underfloor heating, double glazed window

Lounge

13'6" x 18'0" (4.13 x 5.50)

Generous main living room with double glazed window, radiator, power points, TV point, double doors to the kitchen, fireplace, double glazed patio doors to the PRIVATE BALCONY overlooking the south-westerly facing garden

Kitchen

10'7" x 13'10" (3.24 x 4.24)

A stylish kitchen with ample space for a table and chairs.

With fitted wall and base units, inset double sink, integrated AEG appliances comprising double oven, hob, fridge, two

freezers, dishwasher and Bosch washing machine. Amtico flooring. Wall-mounted concealed Vaillant boiler.

Shower-Room

Good sized shower room with Aqualisa shower, low level, low level W.C, wash hand basin, tiled walls

EXTERNALLY

Beautifully landscaped, large south-westerly facing communal gardens with expansive lawn, mature trees, established shrubs and flower beds.

Parking

Allocated residents parking allowing space for two vehicles. With a shared visitors parking space.

Additional Info

999 year Lease - commenced approximately in 2004
Council Tax Band - F
EPC - C rating
Service charge - £2,375 per annum

