



Total area: approx. 74.0 sq. metres (796.5 sq. feet)  
For illustration purposes only - not to scale

## Mount Avenue, Wirral, CH60 4RH

£475,000

2 Bedroom 1 Reception 2 Bathroom

\*\*\* Luxurious Ground Floor Apartment - Garage - Private Terrace With Stunning Estuary Views - Centre of Heswall Location - No Onward Chain \*\*\*

Hewitt Adams is delighted to offer For Sale this impressive Apartment in the prestigious High Mount on Mount Avenue in HESWALL.

This ground-floor apartment has been FULLY RENOVATED to an exceptionally high standard which includes MODERN KITCHEN & BATHROOM, both commissioned by MERILLYN PHILLIPS.

High Mount is a HIGHLY SOUGHT AFTER DEVELOPMENT due to its CENTRAL location close to all of Heswall's amenities, the SIZE of the apartments, as well as the SOUTH FACING ASPECT and ESTUARY VIEWS.

But ground floor units, and ones of this fantastic standard, RARELY COME TO THE MARKET.

In brief the accommodation affords: entrance hall, lounge dining room, kitchen, two double bedrooms - one with en-suite, and the shower-room. With landscaped COMMUNAL GARDENS and your very own PRIVATE patio terrace which is SOUTH FACING and enjoys ESTUARY VIEWS.

Call Hewitt Adams on 0151 342 8200 to view this fabulous NO CHAIN apartment.

**Front Entrance**

Into:

**Hall**

Cupboards, radiator, power points

**Bedroom One**

12'5" x 10'4" (3.79 x 3.16)

Double glazed window, radiator, power points, fitted wardrobes, door into:

**En-Suite**

Improved en-suite comprising shower, low level W.C, wash hand basin, LED vanity mirror

**Bedroom Two**

12'5" x 8'5" (3.79 x 2.58)

Double glazed window, radiator, power points, wardrobes

**Shower-Room**

A stunning modern shower-room by Merrilyn Phillips. Comprising shower, low level W.C, wash hand basin, towel rail, cupboards, fully tiled, LED mirror

**Lounge & Dining Room**

20'4" x 13'0" (6.20 x 3.97)

A large lounge and dining room from which you can see across the Estuary and over to Wales. A bright and airy room due to it being South facing. With radiators, power points, TV point, sliding double glazed door to your very own PRIVATE PATIO / SUN-TERRACE. Opens into:

**Kitchen**

11'8" x 7'8" (3.58 x 2.36)

A fabulous modern integrated kitchen by Merilyn Phillips. With fitted wall and base units, corian worktops, corian-topped breakfast bar, tiled floor, inset sink, integrated fridge and freezer, integrated washing machine and an integrated dryer, integrated oven and hob and microwave, integral larder units and bin-store. With double glazed window with views across the Estuary and over to Wales.

**EXTERNALLY**

High Mount boasts some stunning COMMUNAL GARDENS that are carefully landscaped.

Residents have their own Garage, and there are some visitors parking spaces.

This particular apartment boasts its own PRIVATE patio / terrace off the lounge with an awning, and from here you can enjoy a fantastic view across the estuary and over towards Wales.

With it being SOUTH FACING - this patio and the communal gardens enjoy tremendous amounts of sunlight.

**Additional Information**

999 Lease from 01/01/1988

£1,400 PA Service Charge

Management Company Sherlock Estates

