



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)
For illustration purposes only - not to scale

Kings Court, Hoylake, Wirral CH47 1JE

£350,000

2 Bedroom 1 Reception 2 Bathroom C

****Breath taking Views - Beach Front Top Floor Apartment - Luxury Kitchen & Bathrooms - Sold With No Chain!****

Hewitt Adams is delighted to have the opportunity to market this STUNNING two double bedroomed TOP-FLOOR Apartment located in the PRESTIGIOUS and highly sought after Kings Gap development in Hoylake.

A wow-factor location - this BEACH FRONT building offers some simply IRRESISTIBLE VIEWS over the Irish Sea and Dee Estuary to Hilbre Island and North Wales. Only a short Walk To Hoylake's Restaurants, Bars, Shops and Train Station

The Apartment has been updated in recent times and offers a LUXURIOUS modern integrated kitchen and a stylish main shower-room and en-suite.

In brief the accommodation affords: entrance hall, lounge and dining room with DUAL-ASPECT views over the Irish Sea and Dee Estuary to Hilbre Island and North Wales, kitchen, shower-room, and two bedrooms - with the master offering an en-suite.

Outside, the property has beautifully maintained and landscaped communal gardens. There is also a garage and visitor parking available.

Front Entrance

Into:

Hall

As you enter the apartment hallway you are immediately greeted with views over the Irish Sea and Dee Estuary to Hilbre Island and North Wales. There are two large cupboard / storage areas

Lounge and Dining Room

A WOW-FACTOR aspect of the apartment with impressive DUAL-ASPECT VIEWS over the Irish Sea and Dee Estuary to Hilbre Island and North Wales. With radiators, power points and TV point

Kitchen

A modern and stylish and fully integrated kitchen diner with granite worktops, a central island with oak top, integrated appliances that include Neff double oven, hob, dishwasher. Space for a fridge freezer. Inset sink. With a 'concealed' utility area with inset sink, bespoke shelving and a fitted washing machine. Wall mounted TV. Radiator. Tiled floor. Double glazed window with a view over the Irish Sea and Dee Estuary to Hilbre Island and North Wales.

Bedroom One

Fitted wardrobes and bedroom furniture, double glazed windows with views over the Irish Sea and Dee Estuary to Hilbre Island and North Wales. Radiator, power points, door to:

En-Suite

Stylish and modern shower-room with shower, low level W.C, wash hand basin vanity unit, towel rail, tiled floor, double glazed window

Bedroom Two

Fitted wardrobes and bedroom furniture, radiator, power points, double glazed window

Main Shower-Room

Large modern and stylish shower-room with shower, low level W.C, wash hand basin vanity unit, towel rail, tiled floor and part tiled walls

EXTERNALLY

Impressive outside space that comprises beautifully-maintained and landscaped communal gardens. There is also a garage and visitor parking

Additional Information

The Apartment is LEASEHOLD with a monthly service charge of £120

