



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

