



**Ground Floor**

Approx. 113.8 sq. metres (1225.1 sq. feet)



Total area: approx. 113.8 sq. metres (1225.1 sq. feet)

For illustration purposes only - not to scale

**The Kings Gap, Hoylake, Wirral CH47 1JA**  
Offers In The Region Of £550,000

3 Bedroom 1 Reception 2 Bathroom

**\*\*Wow Factor - Fully Renovated Three Bedroom Ground Floor Apartment In Hoylake - Impressive Views Across The Royal Liverpool Golf Course\*\***

Hewitt Adams is proud to showcase this STUNNING three bedroom GROUND FLOOR apartment in the HIGHLY SOUGHT AFTER Rosecroft Court on the Kings Gap in Hoylake.

This impressive FULLY RENOVATED apartment comes to the market in exceptional condition, and DIRECTLY OVERLOOKS the Royal Liverpool Golf Course - providing a rather unique vista, as well as direct access onto the course.

With THREE BEDROOMS, including one luxurious en-suite, a spacious OPEN-PLAN lounge and dining room, WOW-FACTOR integrated kitchen and new bathroom.

Aspects of the renovation include -NEW kitchen and bathrooms, NEW flooring, updated electrics, updated central heating system and NEW internal doors, to fire regulations.

If you're looking for something a bit special - this luxurious, ground floor apartment with golf course views comes highly recommended by the agents.

With residents parking, a garage and mature and beautifully maintained communal gardens.

**Apartment Entrance**

Into;

**Hall**

Cloaks-cupboards, radiator, power points

**Lounge & Dining Room**

24'3" x 22'7" (7.4 x 6.9)

Large open-plan lounge and dining room overlooking the communal gardens and offering a view across the Golf course! With double glazed windows, radiators, power points, TV point, sliding double glazed doors to the garden area

**Kitchen**

15'5" x 14'9" (4.7 x 4.5)

LUXURIOUS integrated fitted kitchen with Quartz worktops, inset sink, quartz breakfast bar, integrated high-quality appliances that include oven and grill, dishwasher, hob, microwave, fridge and freezer, tiled floor

**Bathroom**

NEW bathroom comprising of bath, shower cubicle, low level w.c, wash hand basin vanity, heated towel rail, tiled floor

**Bedroom**

10'2" x 12'1" (3.1 x 3.7)

Double glazed window, radiator, power points, door to;

**En-Suite**

Luxurious NEW en-suite shower room comprising shower, low level w.c, wash hand basin, LED mirror, heated towel rail, tiled floor

**Bedroom**

16'5" x 9'6" (5.01 x 2.9)

Double glazed window, radiator, power points, fitted wardrobes

**Bedroom**

10'2" x 7'6" (3.12 x 2.3)

Double glazed window, radiator, power points

**EXTERNALLY**

With residents parking, a garage and mature and beautifully maintained communal gardens overlooking the golf-course and with direct access via gate onto the course. With a further communal garden area with greenhouse and vegetable patch.

**Other Information**

176 years remaining on the lease.

Council Tax Band D.

Service Charge £116pcm.

