



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

£525,000

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.

