



Total area: approx. 65.9 sq. metres (709.3 sq. feet)  
For illustration purposes only - not to scale

## Telegraph Road, Heswall, Wirral CH60 7SH

£265,000

1 Bedroom 1 Reception 1 Bathroom E

**\*\*Wow Factor - Renovated & Contemporary - Estuary Views - Top Floor Apartment\*\***

Hewitt Adams were immensely impressed by the HIGH SPECIFICATION FINISH to this fantastic top floor apartment in Dale Court. The apartment is located in the rear block at this popular development - and the rear block is set further back from Telegraph Rd, and enjoys the IMPRESSIVE ESTUARY VIEWS. The building does offer LIFT ACCESS.

This particular apartment enjoys some of the best views that the agents have seen from Dale Court, and the owners have clearly thought about these views when reconfiguring the apartment. The OPEN-PLAN aspect to the lounge and kitchen means there is a clear line of sight towards the ESTUARY from almost all areas of the apartment!

As well as creating this CONTEMPORARY OPEN PLAN LIVING, the owners have also heavily upgraded the Kitchen and Shower-Room.

In brief the accommodation affords: open-plan lounge and 'Smallbone' kitchen, luxurious shower-room, double bedroom with fitted wardrobes. The bedroom opens out to a charming SOUTH FACING rear garden. Perfect for those early morning breakfasts, or late afternoon G&T's whilst enjoying the incredible sunsets! With a garage as well as residents parking.

This apartment enjoys close proximity to Heswall's many amenities and transport links.

### Apartment Entrance

Into:

### Living & Dining Area

Immediately upon entering this light and airy, contemporary apartment you are drawn to the windows and the jaw-dropping panoramic estuary views. This modern open-plan area is filled by natural light that floods in through the apartments SOUTH FACING aspect. The owners have engineered the property to be as modern as possible as this open-plan works perfectly. However there would still be an option to re-instate some modern glazed pocket doors by the lounge area if someone did want to create an additional guest-bedroom.

The lounge and dining area both face out and enjoy the views across the Estuary and over to Wales, and easily accommodate both a large lounge set and dining table and chairs. With Karndean style flooring, fitted bespoke cupboards providing excellent additional storage - often missing from properties of this type. The lounge diner opens seamlessly into:

### Kitchen

A statement feature of this apartment is the stunning 'Smallbone' kitchen. In a timeless range of solid wooden wall and base units perfectly combined with granite worktops AND an exquisite marble peninsula island. With integral appliances that include double oven, dishwasher, washer dryer, and induction hob. With inset sink, doors out to the rear balcony. Karndean style flooring.

### Shower-Room

Modern shower-room with shower, low level W.C, wash hand basin, towel rail, Karndean style flooring, double glazed window

### Bedroom One

Double glazed window, bi-folding doors out to the SOUTH-FACING balcony with impressive estuary views. With a comprehensive range of fitted wardrobes. Karndean style flooring.

### EXTERNALLY

Set back from Telegraph Road - the rear block at Dale Court is surrounded by mature trees, woodland area, and landscaped communal gardens. With residents parking spaces and garages.

