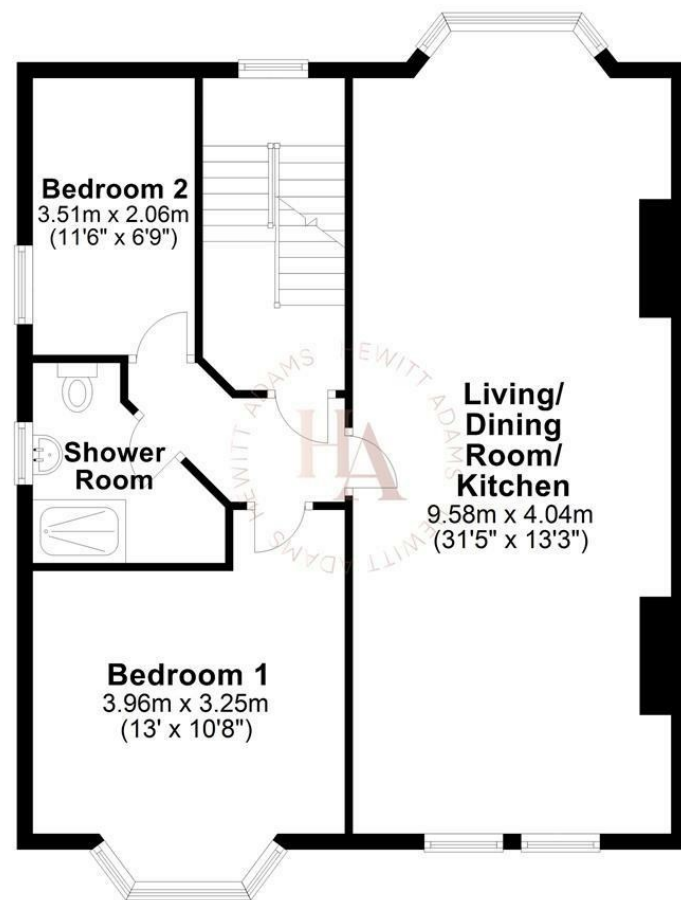




First Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 sq. feet)
For illustration purposes only - not to scale

Mount Avenue, Heswall, Wirral CH60 4RH

£317,500

2 Bedroom 1 Reception 1 Bathroom

Stunning Estuary Views - Heart Of Heswall Location - New High Specification Apartment - No Chain!

Hewitt Adams is delighted to offer to the market Number Three Broadleaf Apartments. One of just three apartments converted from a substantial period home by RedRock Developments.

The apartment is LIGHT & AIRY and is incredibly spacious. Situated in a HIGHLY DESIRABLE TOWN CENTRE location, with stunning Dee estuary views.

Property Description - Apartment Three occupies the second floor of the building and enjoys panoramic views over the Dee Estuary.

The accommodation is finished to a VERY HIGH STANDARD with high quality fixtures and fittings throughout.

In brief the accommodation affords; hall, modern open plan kitchen/diner/living area which will boast a range of Bosch built-in appliances and quartz worktops. Creating the perfect place to entertain family and friends - topped off by the incredible far reaching views. There are two double bedrooms and a separate LUXURY shower-room. At the front there is a block paved resident's parking area.

An ideal property and location for a professional couple, first time buyer, or downsizer.

Apartment Entrance

Into;

Hall

Radiator, engineered wood flooring

Open Plan Kitchen & Living Area

31'2" x 13'3" (9.5 x 4.04)

WOW FACTOR open plan kitchen, dining living space with a dual space and INCREDIBLE VIEWS. With high-end fitted kitchen with wall and base units, quartz worktops and a range of top-line integrated appliances, radiators, power points, TV point

Bedroom One

12'9" x 10'7" (3.9 x 3.25)

Double glazed window, radiator, power points

Bedroom Two

11'5" x 6'9" (3.5 x 2.06)

Double glazed window with far reaching views over the estuary, radiator, power points

Shower-Room

Luxury shower-room comprising shower, low level w.c, wash hand basin, towel rail, velux, fully tiled

Additional Info

Tenure: Leasehold.

Term: 999 Years from 01/01/2023 until 31/12/3021

Ground Rent: Peppercorn, if demanded.

Service Charge: Approximately £1080 per annum.

Frequency of payment: 25th March & 29th September.

Parking: Allocated (space p3) plus one visitor space.

Council Tax: Wirral Borough Council. Band TBC.

Disclaimer

*Visual representations shown in this marketing do not necessarily relate to the final home or apartment and

furnishing and decoration shown is not part of the final purchase.

*Dimensions are approximate.

