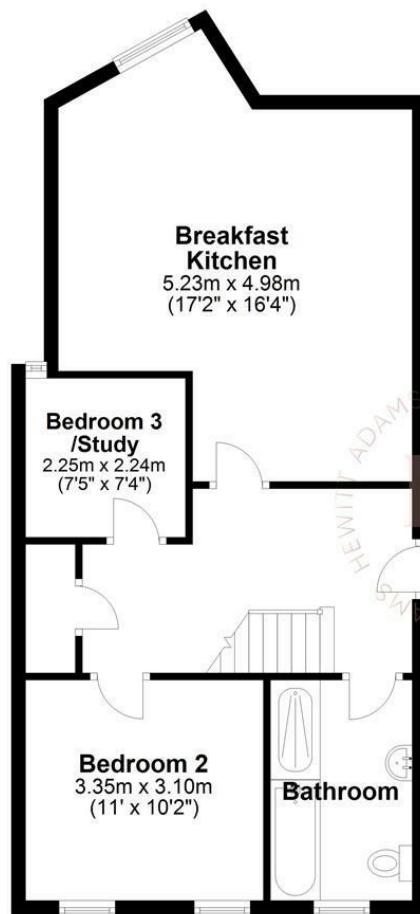




First Floor
Approx. 60.4 sq. metres (650.1 sq. feet)



Second Floor
Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 100.7 sq. metres (1083.8 sq. feet)
For illustration purposes only - not to scale

The Mount, Heswall, Wirral CH60 4RD

Offers In The Region Of £535,000

3 Bedroom 2 Reception 2 Bathroom A

Hewitt Adams is thrilled to offer to the market a LUXURY modern three bedroom duplex PENTHOUSE apartment in the CENTRE OF HESWALL - enjoying stunning ESTUARY VIEWS. Sold with NO CHAIN!

One of JUST FOUR bespoke Apartments located on The Mount in Heswall. This apartment boasts an IMPRESSIVE BALCONY with far-reaching SOUTH FACING ESTUARY VIEWS. Sold with a share of the FREEHOLD.

This duplex apartment is set across the First and Upper floors of the building and offers a LUXURIOUS QUALITY OF LIVING that is perfectly balanced with convenience due to its central location.

In brief the accommodation affords: 3 bedrooms - with 2 located on the 1st floor - with a large double bedroom on the second floor which also boasts an en-suite. The First floor also boasts a generous modern living dining room with kitchen. The kitchen being fully integrated. There is also a cloakroom and a utility cupboard as well as a HIGH SPECIFICATION main bathroom. As well as the master bedroom and en suite, the upper floor boasts a spacious main lounge with access to the private balcony that enjoys mesmerising views across the Estuary and over to Wales.

With attractive communal garden space, each apartment equipped with its own car parking space and a private garden store. Each apartment has its own solar panel which generates a small amount of income approximately every 6 months. Call Hewitt Adams on 0151 342 8200 to view.

Apartment Entrance

Into;

Hall

Wooden flooring, staircase with glass balustrade, wall to flooring storage, utility / plant-room with space and plumbing for washing machine

Bathroom

Luxurious four-piece bathroom with shower, bath, low level w.c, wash hand basin, porcelanosa tiling, heated towel rail

Kitchen Dining Living Room

20'4" x 16'0" (6.2 x 4.9)

Impressive luxury bespoke Kitchen with minimum profile granite worktop surfaces, central dividing breakfast island, integrated oven and hob, integrated fridge freezer, integrated dishwasher, inset sink, tiled flooring in the kitchen area. The dining and living area boasts wooden flooring and enjoys a WOW-FACTOR view from a picture window with window seat area offering incredible views out across the Dee Estuary and over to Wales. The large window in this room is clearly designed to 'frame' the view and create a perspective that is unique to these four Apartments. Ample space for living room furniture and a generous dining table area.

Bedroom Two

10'9" x 9'10" (3.3 x 3.01)

Double glazed window, radiator, power points

currently utilised as a snug / tv room

Bedroom Three / Study

6'10" x 7'2" (2.1 x 2.2)

Double glazed window, radiator, power points

currently utilised as a home office

UPPER FLOOR

Bedroom One

13'1" x 10'1" (4.00 x 3.09)

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

En-Suite

Comprising of Walk-in Shower, low level W.C, wash hand basin vanity, Velux window

Lounge

10'2" x 18'1" (3.11 x 5.52)

Large lounge with panoramic views across the estuary and over to wales. Sliding double glazed doors out to private SOUTH FACING balcony with composite decking, glass balustrade - enjoying AMAZING VIEWS; an ideal place to enjoy a coffee or evening glass of wine with a view of the sunset!

The lounge offers tv point, radiator, power points, cupboard

Balcony

With composite decking, glass balustrade - enjoying AMAZING VIEWS; an ideal place to enjoy a coffee or evening glass of wine with a view of the sunset!

EXTERNALLY

The Apartments enjoy an attractive landscaped walled garden with a generous lawn, sandstone surrounding walls, and each Apartment has a lockable store accessed from the Garden providing useful additional storage space.

Parking

The Apartment comes with one parking space and offers cycle storage.

Additional Information

Solar panels - the Apartments derive a benefit from the solar panels on the roof of the development. These are 1.8 KW

10 year Structural warranty

