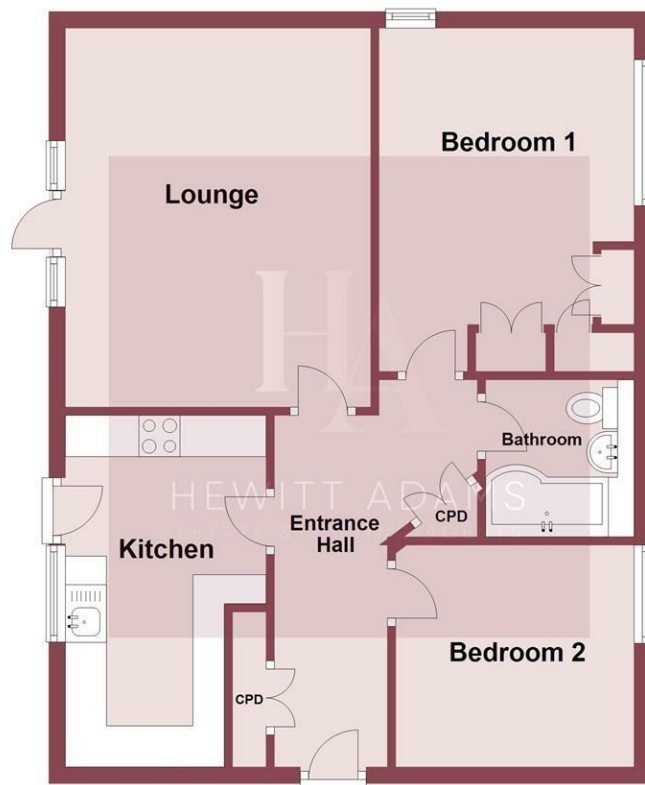




Ground Floor Flat



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Dale Court, Heswall, Wirral CH60 7SH

Offers In The Region Of £175,000

🛏️ 2 Bedroom 🛋️ 1 Reception 🚿 1 Bathroom 📊 E

**\*\*Two Bedroom Ground Floor Apartment - Centre Of Heswall - Sold With No Onward Chain!\*\***

Hewitt Adams is delighted to offer FOR SALE this stunning Two Bedroom GROUND FLOOR apartment located in the heart of Heswall within a few minutes stroll of Tesco, the local doctors and all the other amenities Heswall offers.

The property has been finished to an excellent standard and presented in immaculate order, also benefiting from modern electric heaters and double glazed windows.

In brief the accommodation consists of: Communal Entrance, Hallway, Lounge, Kitchen, Two Double Bedrooms and a Bathroom. Externally there are communal Gardens, Parking spaces and a Garage. The water rates are included within the maintenance fees so this is a fantastic perk and saving.

For further information and to book a viewing please call the office on 0151 342 8200.

**Hallway**

Storage cupboard, electric radiator.

**Kitchen**

13'10x6'03 (4.22mx1.91m)

Wall and base units with worktops, inset sink and drainer with mixer tap, tiled splash back to the walls, inset spot lights, tiled flooring, window and UPVC door to the rear elevation. Integrated appliances include: Electric oven, induction hob, extractor fan, tall fridge/freezer, dishwasher, washing machine.

**Lounge**

15'01x12'02 (4.60mx3.71m)

Two windows and a uPVC door allowing direct access to the communal Gardens, electric heater, electric fireplace with feature surround.

**Bedroom 1**

13'08x10'05 (4.17mx3.18m)

Window to the front and side elevation, electric radiator, fitted bedroom furniture.

**Bedroom 2**

9'06x8'10 (2.90mx2.69m)

Window to the front elevation, electric radiator.

**Bathroom**

P shaped bath with mixer tap, glass screen and wall mounted electric shower, wash basin with taps, WC, fully tiled walls and floors, heated towel rail, window to the front elevation, inset spot lights.

**Externally**

Communal Gardens, and parking spaces available. The property also benefits from having a private Garage.

**Additional Information**

Lease Hold  
Management Company - Sherlocks Estate Management  
Service Charge - £500.00 per quarter  
Ground Rent - Peppercorn  
Length Of Lease - 999 years from 1964  
IMPORTANT BENEFIT - the water rates are included within the maintenance fees.

