



Total area: approx. 112.0 sq. metres (1205.3 sq. feet)  
For illustration purposes only - not to scale



## Farr Hall Drive, Wirral, Wirral CH60 4SF

Offers Over £375,000

 3 Bedroom  1 Reception  2 Bathroom 

**\*\*Impressive Three Bedroom Apartment - Incredible Estuary Views - Private Garden & Garage - No Chain\*\***

Hewitt Adams is delighted to offer to the market this SUBSTANTIAL three bedroom first floor Apartment located in the PRESTIGIOUS period home of Farr Hall, from which Farr Hall Drive derives its name.

This first floor apartments enjoys the benefit of having UNINTERRUPTED ESTUARY VIEWS across the Dee Estuary and over to Wales.

Larger than your average Heswall apartment - this property offers a spacious floor-plan that will suit a wide range of buyers.

Benefitting from coming to the market with NO ONWARD CHAIN - The apartment has been beautifully maintained and improved by the current owner. With sympathetic updates to the SASH WINDOWS, and the addition of a MULTI-FUEL LOG-BURNER.

In brief the accommodation affords: entrance hall, lounge and dining room, kitchen with integrated appliances, bathroom, three bedrooms - including one with an en-suite.



Apartment Entrance

Into:

Remaining Lease Length - 976 years

Service charges - £120 pcm

Hall

Radiator, power points, loft access

Lounge & Dining Room

16'4" x 26'5" (4.99 x 8.07)

Modern Sash double glazed windows with far reaching VIEWS of the estuary and Wales, log-burning stove, radiator, power points

Kitchen

Fitted wall and base units, integrated oven and hob, integrated fridge, double glazed window, inset sink

Bedroom One

15'9" x 12'11" (4.82 x 3.95)

Double glazed bay window with Sash window, radiator, power points, door into:

En-Suite

Comprising shower, low level W.C, wash hand basin

Bedroom Two

13'7" x 10'11" (4.16 x 3.33)

Double glazed window, radiator, power points

Bedroom Three

15'11" x 8'7" (4.86 x 2.64)

Double glazed window, radiator, power points

Bathroom

Comprising bath, low level W.C, wash hand basin, double glazed window

EXTERNALLY

Boasting it's own PRIVATE garden - the apartment has a lovely outdoor space to enjoy. With a lawned garden and seating area.

Garage & Parking

One Garage and parking for two cars in front of this Garage

LEASE & SERVICE CHARGE INFORMATION



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