



**Constables**  
SALES & LETTINGS

Mount Avenue    Heswall, Wirral

£300,000

Number Three Broadleaf Apartments is one of three apartments converted from a substantial period home by RedRock Developments. The apartment is incredibly spacious and is situated in a highly sought-after location, with stunning Dee estuary views and being a short stroll from Heswall town centre.



# Constables

SALES & LETTINGS

- Bespoke Development of Three Luxurious Two Double Bedroom Apartments
- Apartment 3 Located on the Second Floor
- Enviably Located Nestled in the Highly Desirable Area of Heswall
- Individually Crafted, Exuding Luxury and Style with a Superior Specification
- Open Plan Kitchen/Dining/Living Room
- Two Bedrooms and Bathroom
- Allocated Parking Space
- Available Now
- Contact the Agent to arrange a Viewing Appointment

## Property Description

Apartment Three occupies the second floor of the building and has panoramic views over the Dee Estuary. The accommodation is finished to an impeccable standard with high quality fixtures and fittings throughout. At the heart of the apartment will be a superb open plan kitchen/diner/living area which will boast a range of Bosch built-in appliances and quartz worktops, this will help create the perfect place to entertain family and friends. The open plan living space has dual aspect windows and the rear enjoys a South-Westerly facing outlook which maximises the natural light and creates a tranquil place to relax. There are two double bedrooms and a separate bathroom. At the front there is a block paved resident's parking area.

## Location

Heswall is a vibrant town with excellent amenities, a thriving local community, and a number of leisure pursuits on the doorstep. There are supermarkets, high street banks, a number of independent retailers and an array of restaurants, bars and cafés. There are excellent transport links with a bus and train station nearby and the road network provides easy access to the motorway network via the M53 & M56 for commuting to the major commercial centres of the region. Recreational facilities include Heswall football and squash club and Heswall golf club, and there are a number of walks along the Wirral way, The Dales and the shore at Lower Heswall.

## Other Information

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.

\*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.

## Accommodation

### Hallway

## Open Plan Kitchen-Dining-Living Room

31'5" x 13'3" (9.58m x 4.04m)

## Bedroom One

13' x 10'8" (3.96m x 3.25m)

## Bedroom Two

11'6" x 6'9" (3.51m x 2.06m)

## Bathroom


8'4" max x 8' (2.54m max x 2.44m)

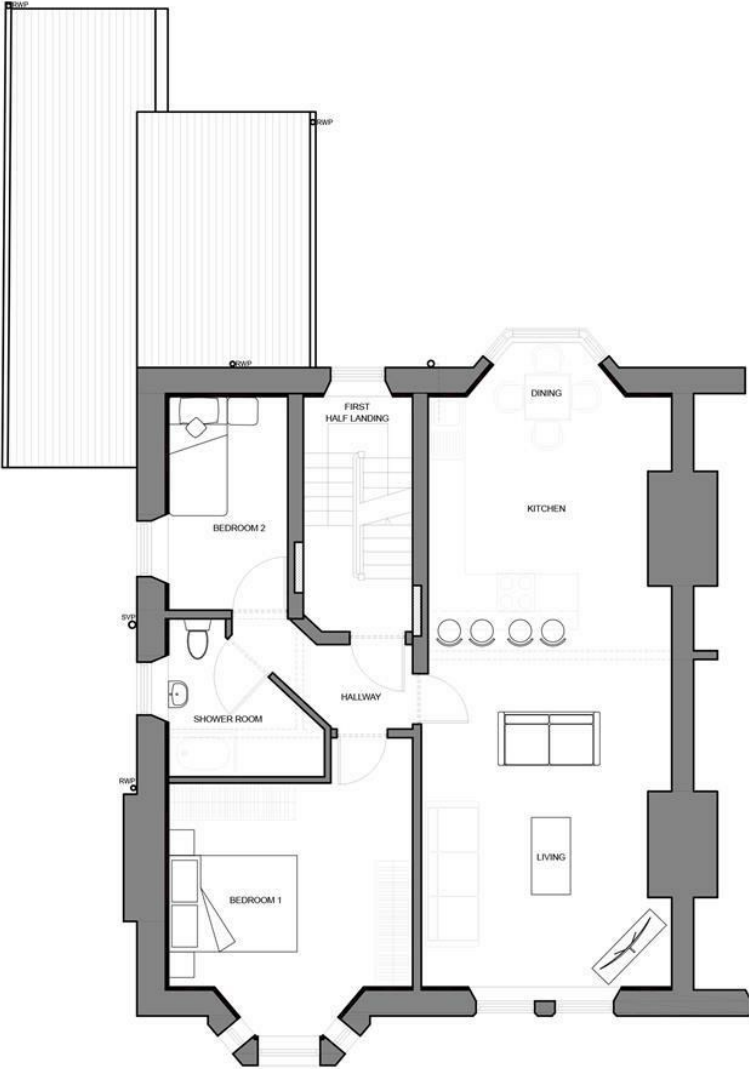


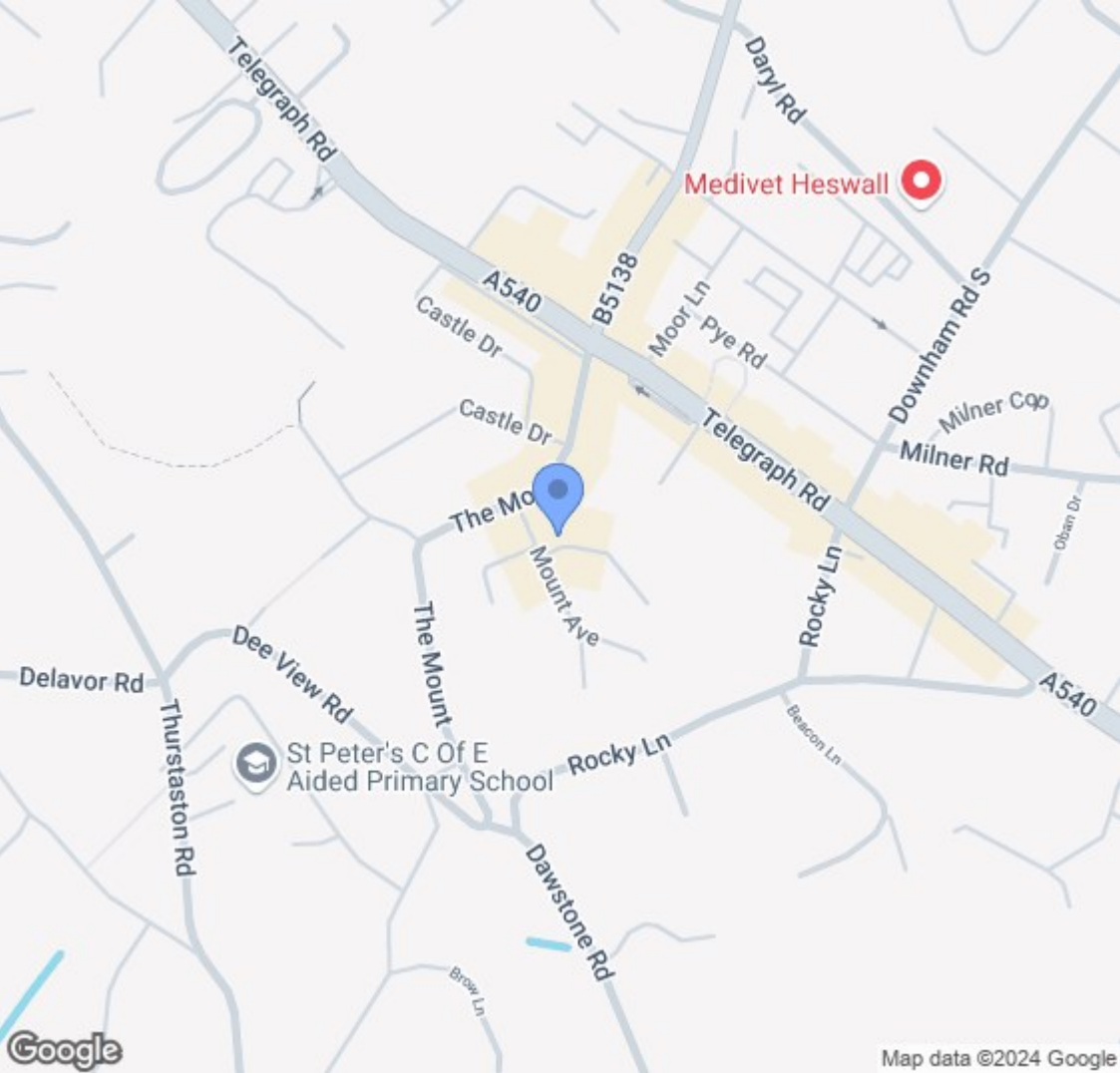
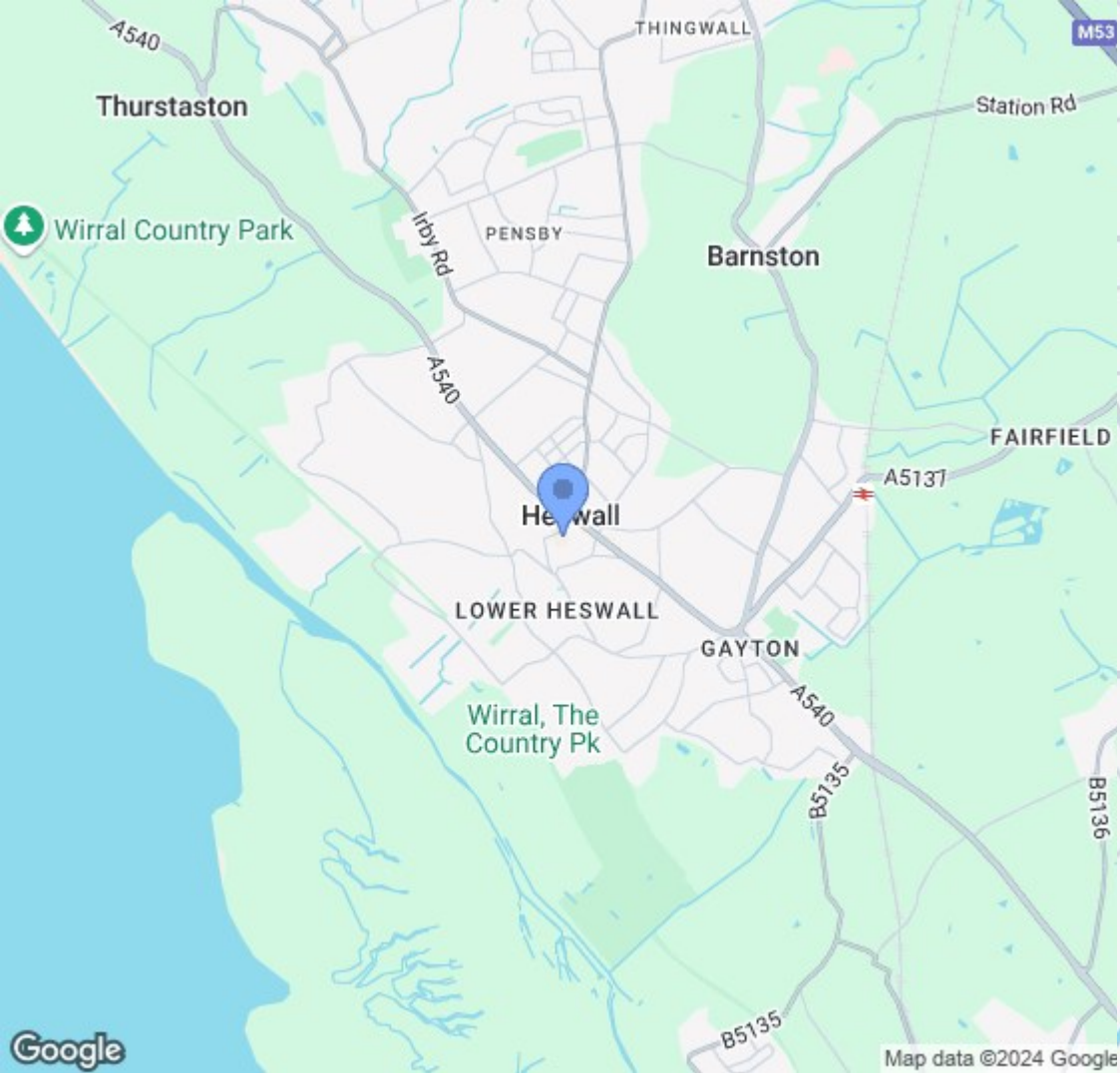


# EPC & Floor Plan

## APARTMENT 3

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Location Map

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S A L E S   &   L E T T I N G S

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