



Sandbanks The Kings Gap, Hoylake Wirral CH47 1AB

welcome to

Sandbanks The Kings Gap, Hoylake Wirral

**** RETIREMENT PROPERTY ****

Beautifully appointed, delightful second floor retirement property with double glazing and electric heating. Communal reception area, hall, lounge/dining room, kitchen, bedroom and bathroom.



Communal Entrance

Entrance door with security system and telephone link with the apartment, communal access areas and lifts to all floors, residents lounge, laundry room and visitors bedrooms.

Private Hall

With feature entrance door with security eye, ceiling light, emergency pull cord alarm. Good sized storage/airing cupboard with shelves and light.

Lounge

17' 6" x 11' narrowing to 8' 2" (5.33m x 3.35m narrowing to 2.49m)

With double glazed window, ornate stone effect fire place with coal effect electric fire, electric heater.

Twin glass doors to:-

Beautifully Appointed Kitchen

8' 7" x 5' 9" (2.62m x 1.75m)

Having units with pine effect doors, granite effect work surfaces and comprising:-

Single drainer stainless steel inset sink unit with lower cupboards and further range of double and single base units and integral AEG electric hob with extractor hood above, AEG oven and microwave in tall matching unit, five single wall cupboards, complementary tiled surrounds, double glazed window above the sink unit and vinyl floor covering.

Bedroom

17' 3" Max x 8' 9" Max (excluding door recess) (5.26m Max x 2.67m Max (excluding door recess))

Double glazed window, electric heater, mirror fronted wardrobe.

Bathroom

Having white suite and comprising:-

Panelled bath with shower over and shower screen, low level WC and wash basin with lower cupboard.

Marble effect tiled walls with decorative dado tiling, wall mirror and electric shaver point, Dimplex electric heater and heated towel rail.

Outside

Communal gardens with lawned areas and well stocked flower beds. Communal car parking.



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welcome to

Sandbanks The Kings Gap, Hoylake Wirral

- Second Floor Retirement Apartment
- One Double Bedroom
- Open Plan Living Room/Dining Room
- Excellent Fitted Kitchen
- Bathroom With Shower

Tenure: Leasehold EPC Rating: B

offers over

£70,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:
HOY103439 - 0049

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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