



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate

HUNTERS



Dale Court, Telegraph Road, Heswall, Wirral, CH60 7SH

Spacious First Floor Apartment | Two Bedroom Accommodation | No Ongoing Chain | Balcony with Dee Estuary Views | Lift Access | Garage | Long Lease | Council Tax Band B

Asking Price: £210,000



Dale Court, Telegraph Road, Heswall, Wirral, CH60 7SH

****Attention First Time Buyers or Investors****

Spacious First Floor Apartment - Two Bedrooms - Central Heswall Location - Long Lease - Council Tax Band B - Lift Access - Balcony - Dee Estuary Views - Garage

COMMUNAL ENTRANCE

Lift and stairwell provide access from ground floor reception atrium to this first floor apartment.

ENTRANCE

Front entrance door leads to:-

HALL

Hall
With built-in cylinder cupboard and door to further inner hall with electric storage heater and built-in cloaks cupboard.

LOUNGE

4.52m (14' 10") x 3.58m (11' 9")

Fireplace style feature incorporating electric flame effect fire, double aspect window arrangement formed by windows to rear as well as a patio door providing balcony access as well as ensuring rooftop views of the Dee Estuary and Welsh Hills visible to the skyline. Electric storage heater.



KITCHEN

2.74m (9' 0") x 2.49m (8' 2")

Fitted range of wood effect, laminate fronted wall and base units with rolled edge work surfaces featuring stainless steel sink unit. Inset electric hob with cooker hood above, built-in electric double oven, tiling to splashback areas, vinyl floor covering, door to:-



GLAZED LOGGIA

2.87m (9' 5") x 1.32m (4' 4") (note irregular shape)

Return access to communal landing.

BEDROOM ONE

3.23m (10' 7") to back of wardrobes x 4.22m (13' 10")

Built-in wardrobes, double aspect windows with estuary in the distance. Electric storage heater.



BEDROOM TWO

2.74m (9' 0") x 2.13m (7' 0")

Window to front, built-in cupboard.



SHOWER ROOM

2.13m (7' 0") x 1.83m (6' 0")

Corner quadrant shower cubicle, pedestal wash basin, low flush WC, window to front, wall tiling, vinyl floor covering, electric wall heater.



OUTSIDE

Communal access areas. Manicured communal gardens with multiple seating areas. Allocated single garage.

AGENT'S NOTE.

The lease is dated January 1963 and is for a term of 999 years. The service charge is £166 per calendar month as from March 2022. This includes Water Rates. There is no Ground Rent.

OPENING HOURS

Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30
Saturday 9.30 – 3.00
Sunday closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.