



## Bryan Court, Rocky Lane, Heswall, Wirral, CH60 0BY

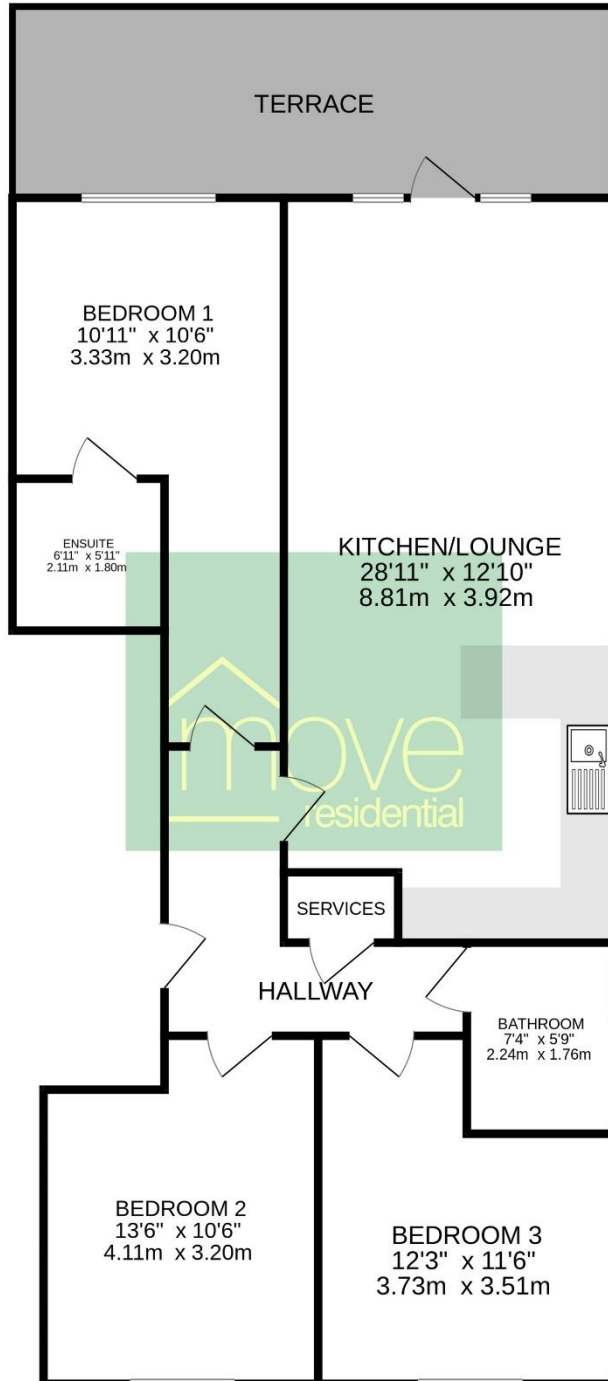
- Luxurious New Development Expected By Early 2025
- Consisting of Nine Sumptuous Two and Three Bedroom Apartments
- Finished Units Will be Constructed and Appointed to Exacting Standards
- Apartment Two is a Three Bedroom Ground Floor Rear Facing Property
- Hall, Storage, Open Plan Living Kitchen Diner with Large Rear Terrace
- Three Double Bedrooms, En Suite to Master and Separate Bathroom
  - Benefiting from One Allocated Parking Space Per Unit
- Situated within Easy Walking Distance to Heswall Town Centre
  - Access to Heswall Hall and Surrounding Gardens

*£499,995*



# Floor Plan

APARTMENT 3  
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Price List

		Bedrooms	M2 / Sq Ft	Asking Price
Ground Floor	Apartment 1	2	75.92 / 817	£399,995
	Apartment 2	3	96.38 / 1037	£525,000
	Apartment 3	3	98.64 / 1062	£499,995
First Floor	Apartment 4	2	75.92 / 817	£399,995
	Apartment 5	3	96.38 / 1037	£499,995
	Apartment 6	3	98.64 / 1062	£499,995
Second Floor	Apartment 7	2	75.92 / 817	£399,995
	Apartment 8 - RESERVED	3	96.38 / 1037	£529,995
	Apartment 9 - RESERVED	2	80.54 / 867	£399,995

**\*\* NEW LUXURIOUS DEVELOPMENT COMING SOON \*\***

A newly constructed lavish development comprising of nine elegant apartments. Envidable location nestled in the highly desirable area of Heswall, within walking distance to Heswall Town Centre. Offering a selection of two and three bedroom apartments completed to a superior specification throughout offering bright and spacious living accommodation flooded with natural light and with a wealth of luxurious finishing touches.

Apartment two is a spacious three bedroom ground floor property with rear facing aspect, each unit will benefit from one allocated parking space. Internally you have a hallway with storage cupboard, spacious open plan living kitchen diner with bespoke fitted kitchen and access to a rear terrace. Three double bedrooms, one with en suite and a separate bathroom.

Set a stones throw from Heswall town centre, with local boutique shops, cafes and beauty salons. The development gives excellent access to Heswall Hall and the surrounding gardens. Superb recreational facilities close by including Heswall Golf Club, Football Club, Gayton Playing Fields and Heswall Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links throughout Wirral, Chester and Liverpool.

**Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.