



Rosecroft Court, The Kings Gap, Hoylake, Wirral CH47 1JA

- Impressive and Spacious Two Double Bedroom First Floor Apartment
- Benefiting from Residents Parking, Visitors Parking and Private Garage
- Hallway, Cloakroom and 32 Foot Lounge Diner with Feature Fireplace
- Two Double Bedrooms, En Suite Shower Room and Separate Bathroom
- Enjoying Stunning Views Over the Royal Liverpool Golf Course
- Spanning Over 1,000 Square Foot of Living Accommodation
- Sun Room with Superb Views and a Well Fitted Kitchen with Appliances
- Beautifully Manicured and Generous Sized Landscaped Grounds



£425,000

















Description

Enjoying sensational views over the Royal Liverpool Golf Course and set in substantial communal grounds, Move Residential are delighted to offer to the sales market this superb two double bedroom first floor apartment with private garage. Spanning approximately 1,070 square foot of well maintained and tastefully appointed living accommodation which must be viewed to be appreciated in full. In brief you have a welcoming hallway with cloakroom, generous sized 32 foot lounge with feature fireplace and double doors opening to a sun room positioned to fully appreciate the spectacular views. Also access from the lounge you have a kitchen, well fitted with a range of wall and base units. Master bedroom with en suite shower room, second double bedroom with a range of fitted furniture and a three piece bathroom. Further benefiting from residents parking, visitors parking and allocated garage. Hoylake is a prestigious and highly sought after area, locally you have the Royal Liverpool Golf Course, Hoylake Beach and Hoylake High Street all right on your doorstep, plus great public transport links, cafes, bars and plenty of shops only a stones throw away.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

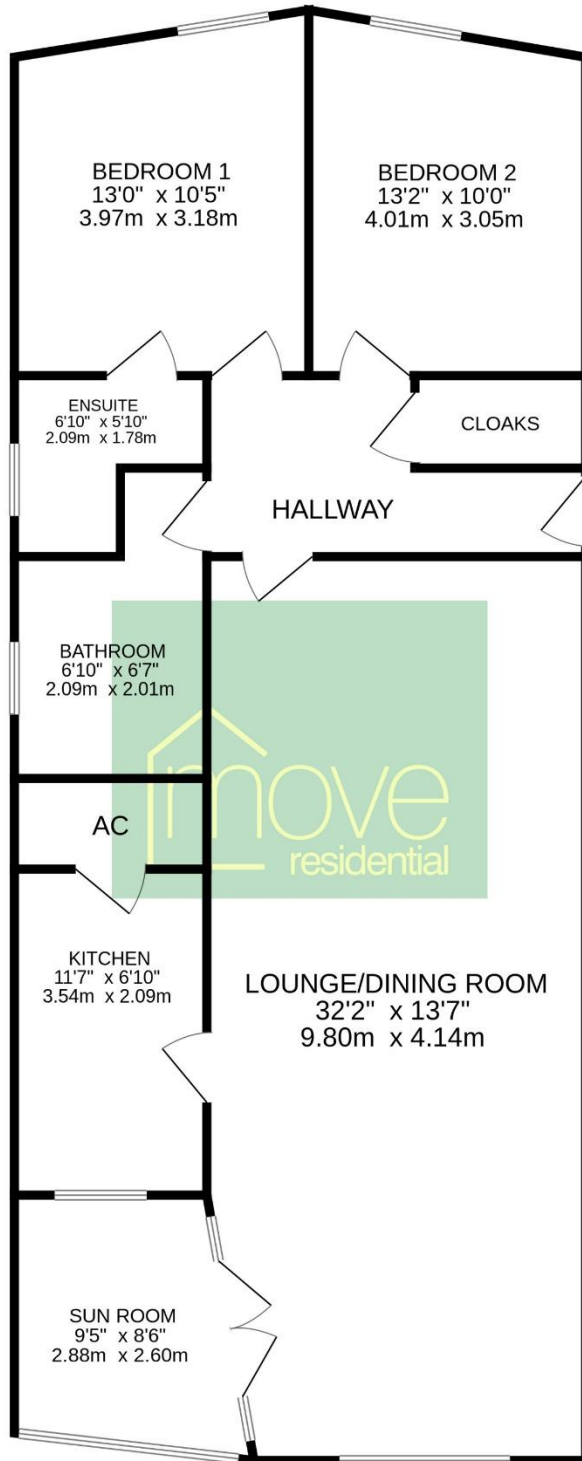
Additional Information

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.



FIRST FLOOR
1070 sq.ft. (99.4 sq.m.) approx.

Floor plan



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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