



## Rosebrae Court, Heswall, Wirral CH60 7RP

- Modern Two Double Bedroom First Floor Apartment
- Well Appointed with a Neutral Theme Throughout
- Well Fitted Kitchen Diner with Integrated Appliances
- Allocated Parking, Visitor Spaces and Communal Gardens
- Offered to the Sales Market with No Onward Chain
- Hallway, Spacious Lounge with Feature Fireplace
- Two Double Bedrooms, En Suite and Bathroom
- Within Walking Distance to Amenities and Transport Links



Offers Over £175,000 – No Onward Chain











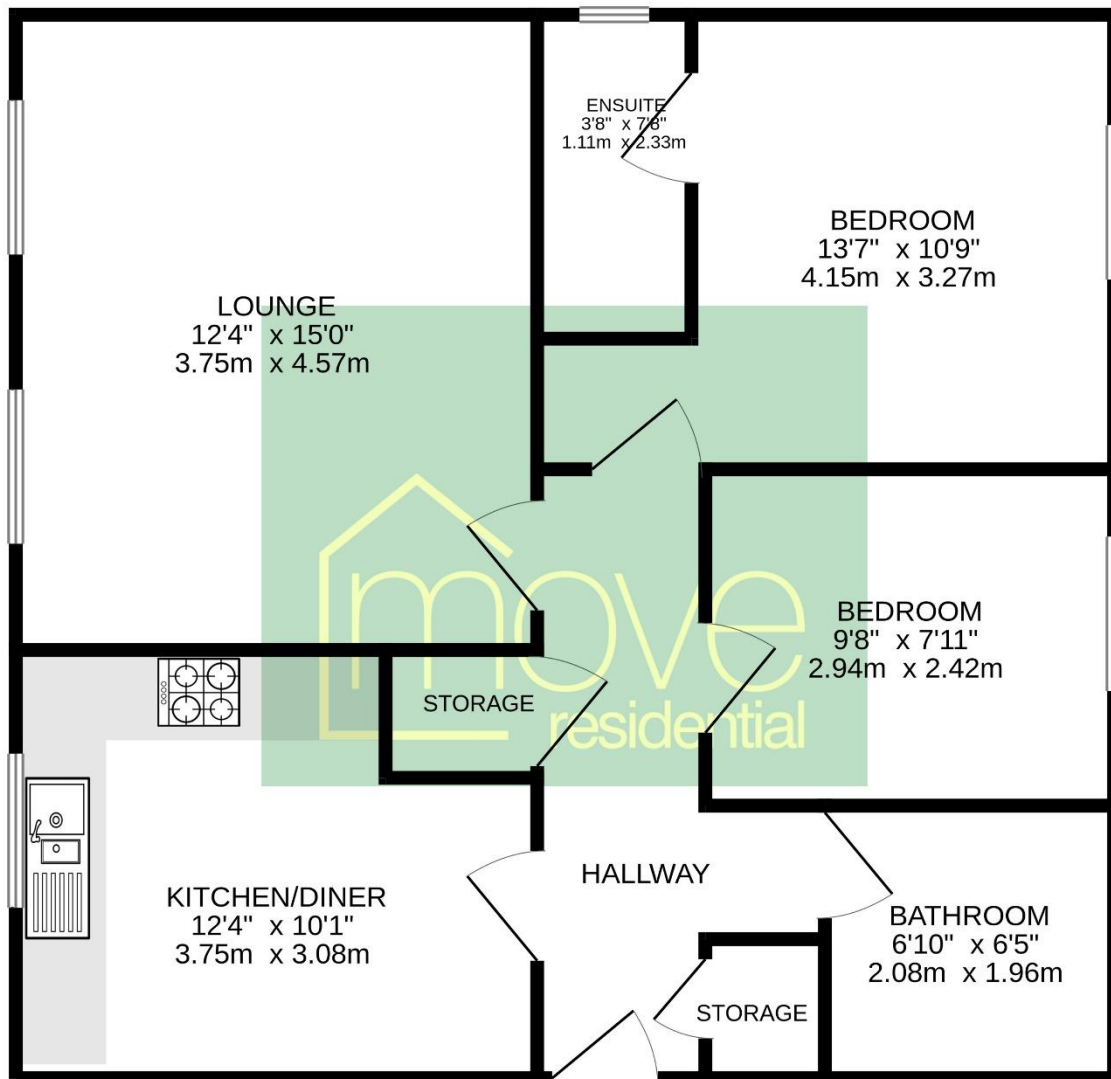






## Floor Plan

### FIRST FLOOR 651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 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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## Description

Spacious and modern two double bedroom first floor apartment located in the desirable Rosebrae Court development is presented to the sales market with no onward chain by appointed agents Move Residential. Well appointed and maintained with a fresh and neutral décor throughout the accommodation briefly comprises a hallway, spacious lounge with feature fireplace and a well fitted kitchen diner with integrated appliances. Two double bedrooms, en suite shower room and bathroom. Externally the property benefits from allocated parking, visitor parking and communal gardens. Situated within easy reach of Heswall town centre with excellent amenities and transport links throughout Wirral, Chester and Liverpool. A closer inspection is strongly recommended to appreciate this impressive property in full.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	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.