



Smallwood Mews, Heswall

£200,000



LESLEY HOOKS
ESTATE AGENTS





Step inside and you will quickly discover just how much this beautifully presented first-floor flat has to offer. A rare opportunity to secure one of the standout apartments within this sought after development! This particular home is one of only a handful to enjoy a larger than average layout. Deceptively spacious throughout, the home has been thoughtfully designed with the over-55s lifestyle in mind, combining comfort, practicality and style in equal measure.



A welcoming hallway sets the tone from the moment you arrive, complete with a handy storage cupboard to keep everything neatly tucked away. From here, you are drawn into the generous lounge, centred around a charming fireplace, the perfect space for relaxing evenings or entertaining friends. The fitted kitchen is both practical and pleasing, offering everything you need within a well considered layout that makes day to day living effortless. Two well-proportioned bedrooms provide comfortable and flexible accommodation, each benefitting from fitted wardrobes to maximise space and organisation. Completing the interior is a stylish shower room, finished to a high standard. Outside, communal parking ensures convenience for both residents and visitors. Ideally located, the property is within easy reach of Heswall's excellent selection of shops, bars and restaurants, offering a charming village atmosphere with all amenities close at hand. Superb transport links are also nearby. Council tax band C. Leasehold subject to a monthly service charge of £218 and there are 86 years remaining on the lease.



Hallway

9'8" (2.95m) x 7'5" (2.26m) Max

Lounge

16'3" (4.95m) x 13'5" (4.09m)

Kitchen

12'1" (3.68m) x 7'5" (2.26m)

Bedroom One

14'9" (4.5m) Max x 13'3" (4.04m)

Bedroom Two

11'3" (3.43m) x 7'10" (2.39m)

Bathroom

7'10" (2.39m) x 5'9" (1.75m)



