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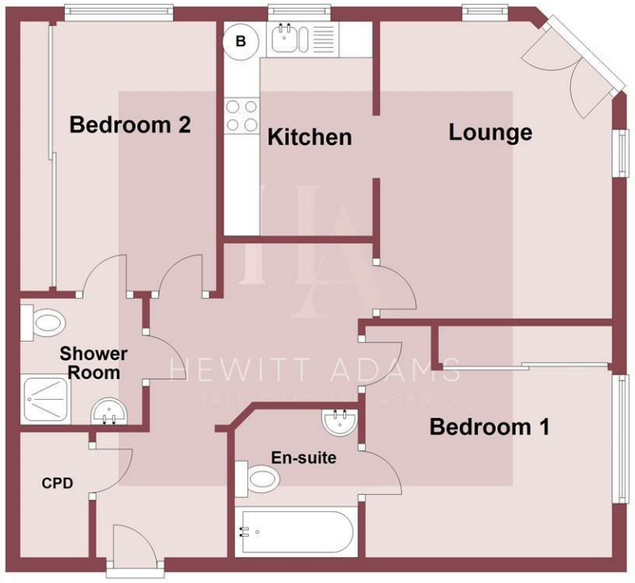
ESTATE & LETTING AGENTS

Ground Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



Total area: approx. 58.8 sq. metres (633.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibilty is taken for any error, ommision or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
Plan produced using PlanUp.

17 Downham Road South, Heswall, Merseyside CH60 5RG

Offers In Excess Of £200,000

2 Bedroom | 1 Reception | 2 Bathroom | C

Fantastic Ground Floor Flat - Centre of Heswall - Excellent Condition - No Onward Chain *

Hewitt Adams is delighted to offer for sale this TWO BEDROOM GROUND-FLOOR FLAT located in Downham Court on Downham Road South, in the centre of Heswall - a stone's throw from high street shops and restaurants.

The flat comes to the market in FANTASTIC CONDITION and is presented in a very modern and stylish fashion. Benefitting from being a ground-floor unit, the property opens out to a well maintained communal garden area with general maintenance provided by contractors.

In brief, the accommodation offers: entrance hall, lounge, kitchen, two bedrooms - one with an en-suite and a shower-room that also serves as a Jack & Jill en-suite to bedroom two. Both bedrooms offer fitted wardrobes with lots of hanging space.

The property comes with one parking space and this particular properties parking space also benefits from being an under cover space.

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Important Information
The property is currently tenanted, and the appearance may vary slightly.

Viewings strictly by appointment through the office.

Front Entrance
Into:

Hall
Radiator, power points

Lounge
13'10" x 10'5" (4.23 x 3.20)
Double glazed window, French doors to communal garden, radiator, power points, TV point, opens into:

Kitchen
9'8" x 6'8" (2.95 x 2.05)
Fitted wall and base units, inset sink, space and plumbing for washing machine, integrated fridge freezer, integrated oven and hob

Space for a small table and chair, tiled floor, double glazed window

Bedroom One
11'1" x 10'5" (3.40 x 3.18)
Double glazed window, radiator, power points, fitted wardrobes, door into:

En-Suite
Comprising bath, low level w.c, wash hand basin vanity, fully tiled, radiator

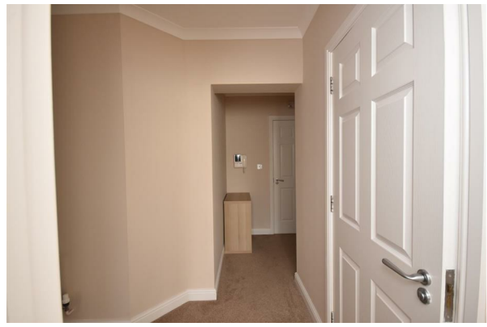
Bedroom Two
12'11" x 8'10" (3.94 x 2.70)
Double glazed window, fitted wardrobes, radiator, power points, door into:

Shower Room / En-suite to Bed 2
Comprising Shower, low level w.c, wash hand basin, fully tiled

Communal Gardens
Comprising of patio area, lawned garden and an array of potted plants

Parking
One under cover parking space

Council Tax Band
C



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