



## Meols Court 6 Meols Drive, Hoylake, CH47 4AQ Offers In The Region Of £234,950



A two-bedroom purpose-built flat located in the highly sought-after area of Meols Court, Meols Drive, Hoylake. This delightful property, constructed in 2004, offers a modern living experience with a generous space of 689 square feet, making it an ideal choice for individuals or small families seeking comfort and convenience.

As you enter the flat, you are greeted by a bright and airy reception room, perfect for relaxation or entertaining guests. The well-designed layout ensures that both bedrooms are spacious and inviting, providing a peaceful retreat at the end of the day. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this apartment is the allocated parking space, providing you with the convenience of off-road parking in this desirable location. Hoylake is known for its vibrant community and proximity to local amenities, including shops, cafes, and beautiful coastal walks, making it an excellent choice for those who appreciate a lively yet tranquil environment.

This new build flat is a must-see for anyone looking to invest in a property that combines modern living with a prime location. Whether you are a first-time buyer or seeking a rental opportunity, this apartment offers a fantastic chance to enjoy the best of Hoylake living. Don't miss out on the opportunity to make this lovely flat your new home.

- Two Bedrooms
- Purpose Built Top Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Designated Parking
- Gas Central Heating
- Double Glazing
- Sought After Location
- EPC Rating C

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area\*  
62.47 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>