



Ground Floor



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Plan produced using PlanUp.

## The Akbar, Lower Heswall, Merseyside CH60 9HQ

£800

 2 Bedroom
  1 Reception
  1 Bathroom
  D

Hewitt Adams is delighted to offer TO LET this simply stunning and fully refurbished Two Bedroom First Floor Apartment in The Akbar, Lower Heswall.

Typical to those few properties located in this area of Heswall - Halyard House offers stunning ESTUARY VIEWS and this Apartment is no different, with Views across the Estuary and towards Wales enjoyed from the main Lounge.

The Apartment has been meticulously renovated to contemporary standards by the landlord and it is sure to appeal to most.

The property is finished to the highest of standards and in brief consists of: Entrance Hallway, Open Plan Lounge/Diner/Kitchen, Two Bedrooms and Bathroom. Externally there are mature Gardens, Garage and Parking.

This property is guaranteed to go fast, so call 0151 342 8200 to book your viewing today!

## Communal Entrance

Intercom system.

## Hallway

Oak flooring, radiator, inset spot lights, two radiators, window to the side elevation with a storage cupboard beneath housing the boiler which also has space and plumbing for a free standing washing machine.

## Kitchen

12'10x6'08 (3.91mx2.03m)

Wall and base units with breakfast bar and solid oak worktops, inset sink and drainer with mixer tap. Integrated electric oven, induction hob, extractor fan and tall fridge freezer, under counter and plinth lighting, solid oak flooring. Opening to:

## Lounge/Dining

Two windows to the front elevation with lovely views of the estuary and Wales, solid oak flooring, two radiators.

## Bedroom 1

10'03x9'10 (3.12mx3.00m)

Window to the side elevation, radiator, fitted mirror wardrobes.

## Bedroom 2

9'04x6'06 (2.84mx1.98m)

Window to the rear elevation, radiator

## Bathroom

P shaped panel bath with glass shower screen, wall mounted thermostatic shower, WC, wash basin vanity unit with mixer tap, fully tiled walls and floors, heated towel rail, extractor fan, window to the side elevation.

## Garage

Located to the side of the property with parking in front.

## Garden

Wrap around mature Gardens.

