



Total area: approx. 128.9 sq. metres (1387.1 sq. feet)  
For illustration purposes only - not to scale

## Gerard Road, West Kirby, CH48 4ES

Offers In The Region Of £550,000

3 Bedroom 1 Reception 2 Bathroom C

**\*\*Incredible Far-Reaching Views - Penthouse Apartment - Recently Renovated To High Standard - No Chain!\*\***

Looking for a well located, LUXURIOUS style Apartment in West Kirby? In a PRESTIGIOUS and highly sought after development?

Are ESTUARY VIEWS important to you?

How about having MODERN high quality and recently fitted KITCHEN & BATHROOMS?

Well this PENTHOUSE apartment provides all that. And we will also raise you LIFT ACCESS, A GARAGE WITH ELECTRIC CHARGE POINT, and a PARKING SPACE!

This Apartment truly does offer it all - and internal viewings come highly recommended. Sold with NO ONWARD CHAIN - Be in your new home before Christmas!

In brief the accommodation affords; entrance hall, large lounge and dining room offering breathtaking views across West Kirby and Hoylake (including the marine lake, Royal Liverpool, DEE ESTUARY and Welsh Hills) NEW integrated kitchen, utility, three bedrooms - including one with a new en-suite, and a new bathroom.

## Front Entrance

Into;

## Hall

Radiator, cupboards, power points, double glazed window, new engineered flooring

## W.C

W.C, wash hand basin

## Lounge & Dining Room

Fire-place, radiator, power points, double glazed windows with BREATHTAKING VIEWS across West Kirby, Hoylake and the Dee Estuary and over to Wales, with new engineered flooring, TV point

## Kitchen

NEW stylish modern integrated kitchen with stone worktops, inset sink, integrated appliances including fridge and freezer, dishwasher, oven and grill, hob, double glazed window, radiator, power points

## Utility

Wall and base units, space for washing machine and dyer, double glazed window

## Bedroom One

Radiator, power points, double glazed window with BREATHTAKING VIEWS across West Kirby, Hoylake and the Dee Estuary and over to Wales, new engineered flooring, door into;

## En-Suite

NEW modern en-suite shower-room with shower, low level W.C, wash hand basin, towel rail

## Bedroom Two

Double glazed windows, radiator, power points, wardrobes, engineered flooring

## Bedroom Three

Double glazed windows, radiator, power points, engineered flooring

## Bathroom

NEW bathroom comprising bath with shower above, low level W.C, wash hand basin, towel rail

## EXTERNALLY

Attractive communal gardens which are carefully maintained. With stunning views across the estuary.

Private Numbered Parking as well as visitor parking

## Garage

Up & Over door. With power and lighting.

## Service Charge & Lease Info

Leasehold - lease length 999 years. Approx 970 remaining

Leaseholders collectively own the freeholding management company.

Service Charges - £2,900 P.A

## Council Tax

Band G

