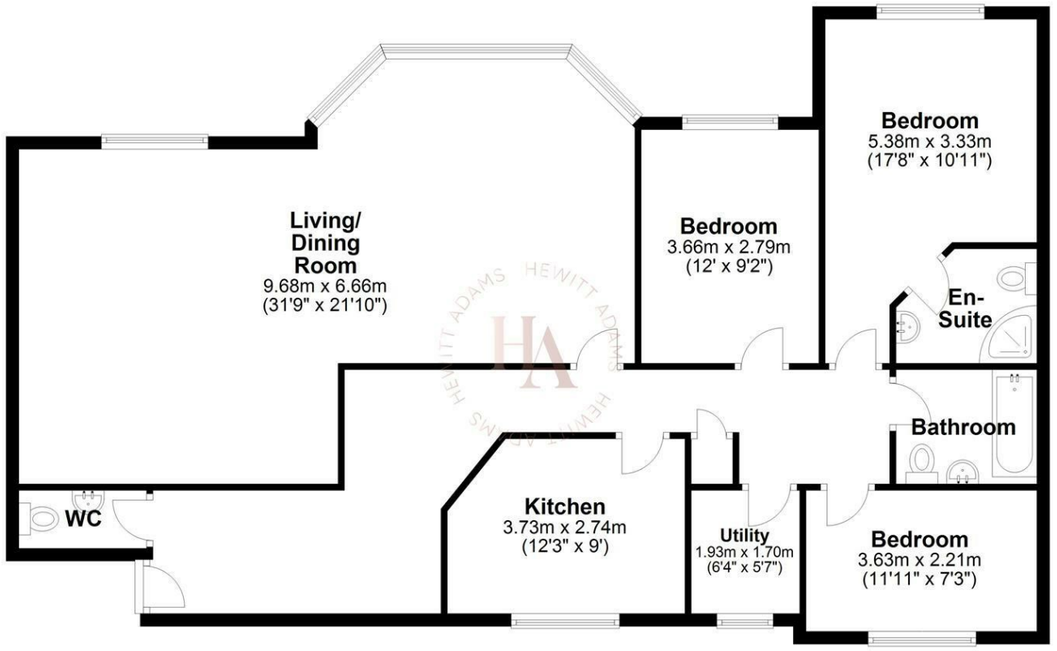

Total area: approx. 128.9 sq. metres (1387.1 sq. feet)
For illustration purposes only - not to scale

Gerard Road, West Kirby, CH48 4ES

£1,500 PCM

3 Bedroom | 1 Reception | 2 Bathroom | C

Incredible Far-Reaching Views - Penthouse Apartment - Recently Renovated To High Standard - Available Now - Garage Included *

Hewitt Adams is delighted to offer TO LET this incredible apartment, in the ever popular Heath Court Development on Gerrard Road, West Kirby.

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.

Externally there is Parking and a Garage.

Viewings are highly recommended if you're seeking your idyllic West Kirby residence with unrivalled views.

No suitable for Pets, No Smokers, Unfurnished, Available Now

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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

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