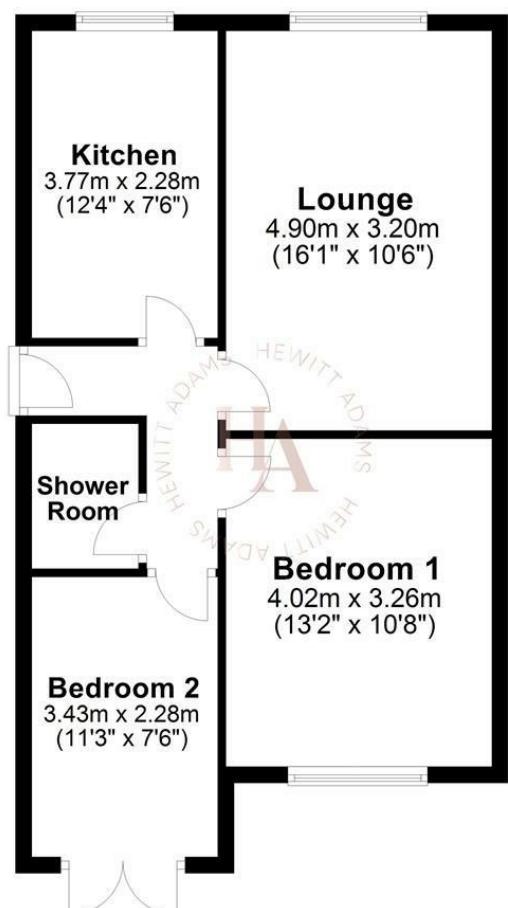




### Ground Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 53.1 sq. metres (571.8 sq. feet)  
For illustration purposes only - not to scale



**Smallwood Mews, Heswall, Wirral CH60 6TE**  
**£205,000**

2 Bedroom 1 Reception 1 Bathroom D

\*\*Two Bedroom GROUND FLOOR Flat - Recently Updated Kitchen & Shower-Room - No Chain\*\*

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this IMMACULATE two bedroom GROUND FLOOR FLAT in the POPULAR Smallwood Mews development in Heswall.

This property is in the SOUGHT AFTER 'REAR BLOCK' and this particular flat enjoys DIRECT ACCESS ONTO THE GARDEN.

Recently improved with NEW kitchen and shower-room in the last few years,

In brief the accommodation affords; entrance hall, lounge, kitchen, shower-room and two bedrooms.

With attractive COMMUNAL GARDENS, and with this particular flat enjoying direct access out onto the garden area.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200.

### Front Entrance

Into;

### Hall

Cupboards, radiator, power points

### Kitchen

12'4" x 7'5" (3.77 x 2.28)

Modern stylish kitchen with fitted wall and base units, integrated appliances that include oven, hob, microwave and dishwasher. With double glazed window, inset sink, space for fridge freezer



### Lounge

10'5" x 16'0" (3.2 x 4.9)

Double glazed window, radiator, power points



### Bedroom One

13'2" x 10'8" (4.02 x 3.26)

Double glazed window, radiator, power points, fitted wardrobes



### Bedroom Two

11'3" x 7'7" (3.43 x 2.33)

Double glazed patio door to garden, radiator, power points



### Shower-Room

Modern shower-room with walk-in shower, low level w.c, wash hand basin, towel rail

### EXTERNALLY

### Additional Information

The lease is a 125 year lease from 1st September 1986 (approx. 86 years left), the services charges are £178.74 pcm and there is no ground rent payable.

