



Total area: approx. 80.3 sq. metres (864.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Rocky Lane, Heswall, Merseyside CH60 0BY

Offers Over £360,000

3 Bedroom
 1 Reception
 2 Bathroom

****Stunning Ground Floor Luxury Apartment - Centre of Heswall - Three Bedrooms - Private Garden - Private Parking Space****

Hewitt Adams is thrilled to offer to the market this GROUND FLOOR luxurious Apartment located in the SOUGHT AFTER Sandstone House in the centre of Heswall, conveniently located for all of the fantastic amenities on offer.

Coming to the market in IMMACULATE CONDITION - this modern ground-floor apartment also boasts its own PRIVATE GARDEN.

With a modern OPEN-PLAN kitchen and living/dining area which opens out onto a private garden. With two DOUBLE bedrooms - the master with its own EN-SUITE, and a modern family bathroom, and a third bedroom / study. Both bedrooms one and three enjoy direct access to a private SUN-TERRACE with glass balustrade.

With private residents parking directly in front of the apartment, with a personal electric car charge point.

It's incredibly RARE for ground-floor apartments of this QUALITY to come available in such a prominent position within the town, and strong interest is anticipated. Especially ones with both a PRIVATE TERRACE, and a PRIVATE GARDEN.

Apartment Entrance

Into;

Hall

Radiator, power points, intercom system, Utility cupboard of a considerable size housing washing machine and dryer

Kitchen & Living / Dining Room

19'10" x 20'2" (6.07 x 6.17)

Modern open-plan kitchen and living / dining room with bi-folding doors out to the private garden, double glazed window to side aspect with a view across town, fitted blinds to windows and doors, TV point, radiator.

Stylish shaker-style kitchen with composite worktops, central island and breakfast bar of composite, inset sink, integrated oven and induction hob, integrated dishwasher, extractor hood.

Master Bedroom

12'2" x 12'0" (3.73 x 3.66)

Double glazed windows to side aspect, with fitted blinds, double glazed patio doors to private terrace with glass balustrade, radiator, power points, TV point, door into;

En-Suite

Modern en-suite with Shower, low level W.C, wash hand basin, towel rail, double glazed window, vanity mirror, tiled floor

Bedroom Two

11'0" x 9'2" (3.37 x 2.80)

Double glazed windows with fitted blinds, radiator, power points, door into the Bathroom (serving as a en-suite to bedroom 2, as-well as the main bathroom)

Bedroom 3 / Study

9'4" x 7'0" (2.86 x 2.15)

Double glazed window and patio door out to the private terrace, with fitted blinds, radiator, power points

Bathroom

Comprising of bath with shower above, low level W.C, wash hand basin, tiled floor, tiled walls, vanity mirror, heated towel rail

Garden

Private Rear garden directly off the Open Plan Kitchen and Living Area - with sandstone boundary walls, Indian stone patio area, ample space for outdoor entertaining. With a garden shed with power supply.

Parking

Designated space in front of the apartment.

With an electric car charge-point

Additional Information

999 year leasehold.

**The residents are currently in the process of purchasing the FREEHOLD to the building, which is anticipated to be concluded within the coming months. Which would make this a FREEHOLD apartment. -*Purchasers are advised to make their own checks.

