



Hesslewell Court, Heswall

£90,000 offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and beautifully presented retirement apartment, exclusively for the over 55's, offering comfort, style, and peace of mind. Ready to move straight into, this delightful home is ideally located within easy walking distance of Heswall town centre, where you'll find an array of shops, cafés, and local amenities right on your doorstep. Set in a sought-after development, the apartment enjoys fantastic, far-reaching views over the Wirral towards Runcorn and Liverpool, which can be savoured from your very own private balcony – the perfect spot to relax and unwind. Inside, the apartment features uPVC double glazing and electric heating throughout, with a welcoming hallway that includes a handy storage cupboard. The bright and airy lounge/dining room opens directly onto the balcony and flows seamlessly into the modern fitted kitchen, creating a lovely open-plan feel. The spacious double bedroom benefits from fitted wardrobes, while the three-piece bathroom includes a shower over the bath for added convenience. Designed with secure and sociable living in mind, residents enjoy access to a part-time house manager, lift access and stair lift to all floors, a communal lounge – perfect for meeting neighbours and making new friends – and a beautiful conservatory overlooking the well-maintained gardens. There's also a laundry room and ample parking facilities available. With no onward chain, this apartment presents an excellent opportunity to move straight in and start enjoying the relaxed lifestyle on offer. Council tax band B. Leasehold subject to a monthly service charge of £200, monthly ground rent of £28 and there are 959 years left on the lease.



Hallway

9'5" (2.87m) x 3'2" (0.97m)

Lounge Dining Room

17'10" (5.44m) x 9'11" (3.02m)

Kitchen

7'1" (2.16m) x 5'4" (1.63m)

Bedroom

14'4" (4.37m) x 8'10" (2.69m)

Bathroom

6'10" (2.08m) x 5'5" (1.65m)





GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 sq.m.) approx.
NOTE: Figures are approximate and are based on the best available information. They are not intended to be a guarantee of accuracy. The actual area may vary. The figures are for guidance only and should not be used as a basis for any legal proceedings. The figures are for guidance only and should not be used as a basis for any legal proceedings. The figures are for guidance only and should not be used as a basis for any legal proceedings.

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.