



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room 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.

The Mount, Wirral, Merseyside CH60 4RD

Offers In Excess Of £500,000

3 Bedroom 2 Reception 2 Bathroom

****Breathtaking Views - Central Heswall Location - Sold With No Onward Chain - Luxury Duplex Apartment****

Hewitt Adams is proud to welcome Highfield to the market. This attractive modern new development of just four bespoke Apartments is an exciting addition to the Heswall market and there are NOW JUST TWO APARTMENTS REMAINING!

Compared against other NEW BUILD APARTMENTS in the area, Highfield stands out from the crowd in terms of - SIZE, LOCATION and proximity to amenities, and most notably VIEWS - with stand out estuary views compared to other new-builds currently available. With stylish, high specification accommodation spread across two floors of these duplexes.

Both Apartments are Duplex units occupying the Ground and Lower Ground floors of the development and both have been ARCHITECTURALLY DESIGNED to promote PENTHOUSE-ESQUE VIEWS FROM lower flooring living spaces. The development was recently built by award winning builders Kartre who have been careful to design an eye-catchingly contemporary set of Apartments on the doorstep of Heswall town centre and they have designed each Apartment to maximise the enjoyment of the DEE ESTUARY VIEWS.

The remaining Apartments are UNIQUE in that Apartment One boasts it's own private Garden with access out to it from the Lower Ground Floor Lounge, and Apartment Two also boasts it's own PRIVATE FRONT TERRACE directly overlooking the main communal gardens, and is accessed off the main Lounge on the Lower Ground floor also.

Apartment Entrance

Hallway

Staircase descending to lower level with glass balustrade, wooden flooring

Open Plan Kitchen Dining / Living Area

16'3" x 17'2" (4.97 x 5.24)

Impressive luxury bespoke Kitchen with minimum profile granite worktop surfaces, central dividing breakfast island, integrated oven and hob, integrated fridge freezer, integrated dishwasher, inset sink, tiled flooring in the kitchen area. The dining and living area boasts wooden flooring and enjoys a WOW-FACTOR view from a picture window with window seat area offering incredible views out across the Dee Estuary and over to Wales. The builders have designed the window in this room like this to 'frame' the view and create a perspective that is unique to these Apartments. Ample space for living room furniture and a generous dining table area.

W.C

Low level W.C, wash hand basin vanity, tiled floor

Master Bedroom

12'4" x 14'11" (3.76 x 4.56)

Large double bedroom with double glazed window to front aspect, radiator, power points walk-in wardrobe and dressing area, door into:

En-Suite

Comprising of Walk-in Shower, low level W.C, wash hand basin vanity

LOWER GROUND FLOOR

Bedroom Two

10'11" x 14'9" (3.34 x 4.50)

Large double bedroom with double glazed window to side aspect, radiator, power points

Bedroom Three

10'6" x 8'11" (max) (3.22 x 2.73 (max))

Double glazed window, radiator, power points, integral wardrobe

Bathroom

Luxury bathroom suite with panel bath, Shower, low level W.C, tiled floor, Porcelanosa tiling, towel rail, double glazed window to front aspect

Utility Room

Wall and base units, space for washing machine and dryer

Lounge

16'1" x 21'0" (4.91 x 6.41)

Another room offering a mesmerizing vista across the communal gardens and over the Dee and towards the Welsh hills, with radiator, power points, TV point, door out to the private garden area belonging to this Apartment. With sliding double glazed door out to the Apartments own private balcony terrace with views across the garden, the Dee and over to Wales

EXTERNALLY

Private Outdoor Terrace

A feature of note with this Duplex is the private outdoor terrace area overlooking the garden.

Communal Gardens

The Apartments enjoy an attractive landscaped walled garden with a generous lawn, sandstone surrounding walls, and each Apartment has a lockable store accessed from the Garden providing useful additional storage space.

Parking

The Apartment comes with one parking space and offers cycle storage.

Additional Information

Solar panels - the Apartments derive a benefit from the solar panels on the roof of the development. These are 1.8 KW

10 year Structural warranty

