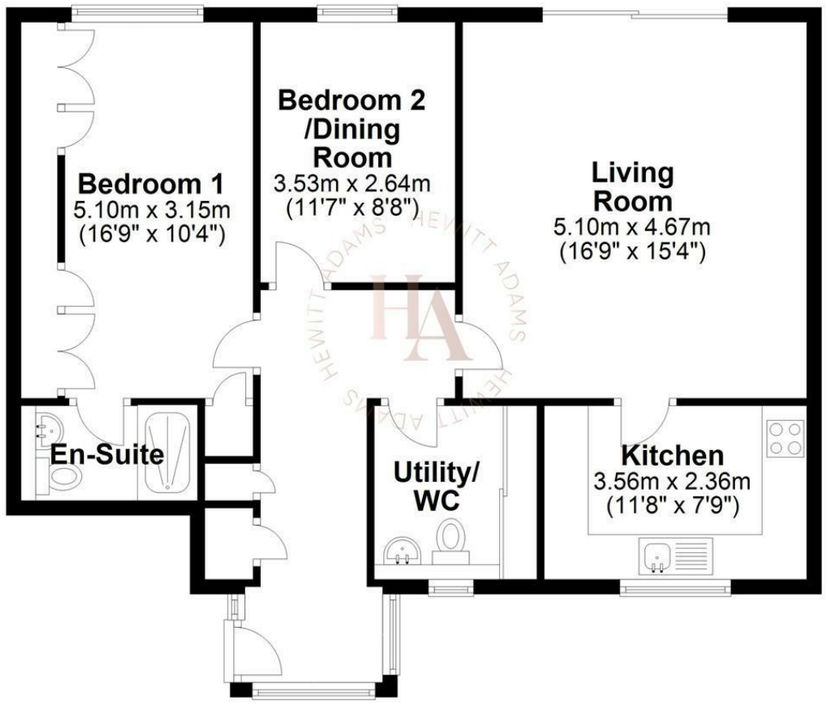




Ground Floor

Approx. 80.5 sq. metres (866.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Mount Avenue, Heswall, CH60 4RH

£500,000

2 Bedroom | 1 Reception | 1 Bathroom

An exceptional recently renovated to a high specification ground floor apartment with estuary views, private patio and a prime central Heswall location.

This beautifully refurbished two-bedroom ground floor apartment enjoys wonderful views across the River Dee estuary towards the Welsh Hills, while being peacefully positioned just moments from the heart of Heswall and its excellent selection of shops, cafés and amenities.

Renovated to a high standard the apartment offers stylish, modern living with a bespoke fitted kitchen, integrated appliances and the added benefit of a separate utility room. The spacious living room, complete with media wall, is filled with natural light and opens directly onto a south-facing, porcelain tiled private patio—an ideal space to relax and enjoy the stunning outlook.

The principal bedroom features fitted wardrobes and a luxurious ensuite shower room, while the second double bedroom is equally well-proportioned and finished in calm, neutral tones.

Surrounded by mature planting, the private patio provides gated access to beautifully maintained communal gardens. Further benefits include resident parking and a secure garage.

A rare opportunity to enjoy ground floor living, privacy and breathtaking views, all within walking distance of central Heswall.

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Front Entrance
Into;

Hall
Double glazed windows. radiator, power points

Living Room
Double glazed sliding patio doors opening out onto the porcelain patio walled garden that overlooks the communal gardens - with a view across the Dee Estuary. Neutrally decorated this spacious living space also boasts a stylish media wall with inset fire, radiator, power points, door into;

Kitchen
Stylish shaker style integrated kitchen with Quartz worktops, integrated appliances, inset sink, double glazed window

Bedroom One
Double glazed window, fitted wardrobes and bedroom furniture, radiator, power points, door into;

En-Suite
Modern shower room with shower, low level W.C, wash hand basin, heated towel rail

Bedroom Two
Double glazed window, radiator, power points, fitted bespoke cabinetry and home office furniture

Used by the current owners as a dining room / home office. But the room previously was utilised as a double bedroom.

Utility & W.C
Comprising W.C and wash hand basin, heated towel rail, double glazed window, stylish fitted storage housing the washing machine

EXTERNALLY
With a private porcelain patio garden that then provides gated access to beautifully maintained communal gardens. Further benefits include resident parking and a secure garage.

Additional Information
Council Tax Band - E










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