



Well Lane, Higher Bebington, CH63
£239,950

Brennan Ayre O'Neill

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King's Court apartments represent one of the largest floor areas per apartment for their price range. Whilst some flats here come with three bedrooms please don't be mistaken and assume the floor area of this particular two bedroomed apartment will be any smaller. With approximately 109 sqm (1173 sq feet) this south east facing first floor apartment is comparable in size - of course some of the rooms will simply be larger....

And this is a beautifully bright apartment, sunny side of the development with a part tree lined outlook obscuring the road in part, not, especially, the sun. The best place to appreciate the mid morning afternoon sun best of all will be to step out onto the balcony.

Whilst there is a nicely easy rising staircase to this first floor apartment; some of you may appreciate the stair lift facility available to all. On entrance the most clearly obvious 'feature' to this apartment is the over generous size of the entrance hall. Large enough indeed to commandeer as a dining area, as some neighbours have done.

From there, double opening glass doors open to an absolutely splendid reception room (two sets of windows with 'sunny' view aspects); whilst for you traditionalists you'll surely appreciate the well proportioned and separate, and sizeable kitchen (Corian work surfaces included)

There are two bedrooms, two very generous sized bedrooms (we refer you to our floor plan below); with the primary bedroom being significantly larger than the average 'main' bedroom

Suitably there is a sizeable shower room to service these rooms comprising a full suite adjacent to which is a second, separate loo.

This apartment does of course have gas central heating and double glazing and there is a garage (remoted door) also included.

Please note the apartment is vacant and as such we can usually arrange an appointment for you to view at relatively short notice.

This property is leasehold with a long lease until 2163. Current service charges are £175 per month. Sherlocks, Wallasey are managing agents. Please note that pets are not allowed









Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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