

FOR SALE

£345,000

Meols Court, Meols Drive, Hoylake, Wirral. CH47 4AQ



Exceptional luxury apartment located in a much sought after residential location! The development boasts Royal Liverpool Golf Course views to the rear and is nearby to Hoylake Train Station, Market Street and West Kirby. The apartment itself is ideal for a single or professional couple and is even suitable for a young family.

This generous living accommodation comprises an entrance hall, spacious open lounge/dining area with views to the rear overlooking the Royal Liverpool Golf Course, fully fitted kitchen with integrated appliances.

Entrance Hallway

Kitchen/Breakfast

20' 3" x 11' 10" (6.17m x 3.61m)

Lounge/Diner

14' 8" x 13' 1" (4.47m x 3.99m)

Bedroom

14' 8" x 14' 11" (4.47m x 4.55m)

En-Suite

9' 9" x 5' 9" (2.97m x 1.75m)

Bedroom

13' 1" x 8' 10" (3.99m x 2.69m)

Bedroom

11' 2" x 10' 8" (3.40m x 3.25m)

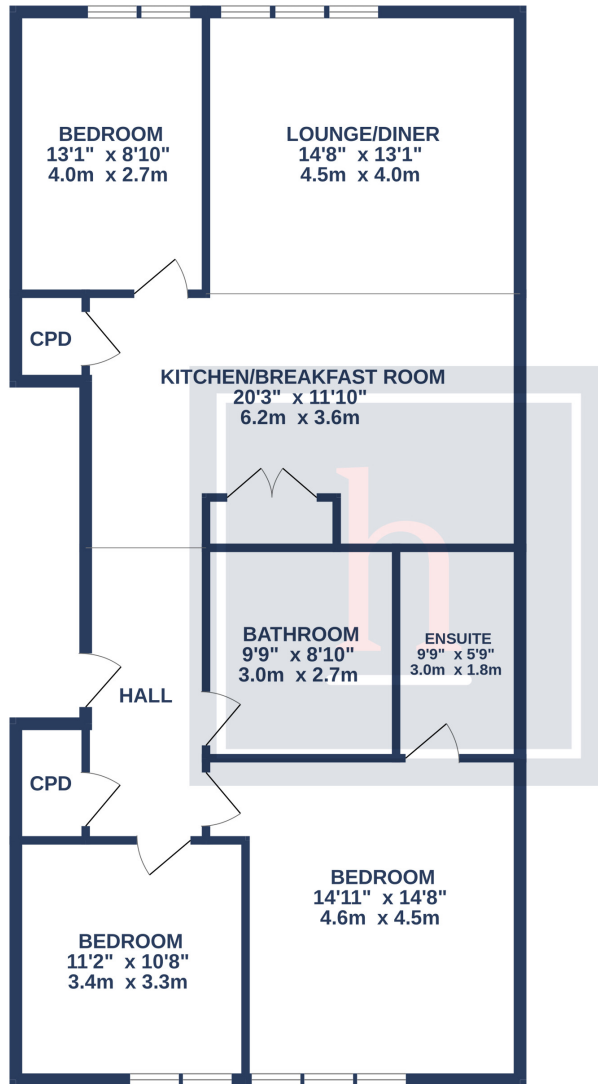
Bathroom

9' 9" x 8' 10" (2.97m x 2.69m)





FIRST FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	