



Rowan Court, Higher Bebington

£895 PCM



LESLEY HOOKS
ESTATE AGENTS





Spacious, stylish and ready to move into straight away — this impressive first-floor apartment in the heart of Higher Bebington is the kind of home that ticks every box and then some. Situated in one of the area's most sought-after residential addresses, it offers a wonderfully comfortable and connected way of life from the moment you arrive. Step inside and you're immediately greeted by a generous hallway, complete with plenty of storage for coats and shoes. With uPVC double glazing and electric heating throughout, comfort is a given whatever the season. The real showstopper is the beautifully conceived open-plan lounge, dining and kitchen space — a flowing, light-filled heart to the home. Windows to both the front and back pour natural light into every corner, while the kitchen is well equipped with an oven, four-ring hob, integrated fridge/freezer, sleek countertops and generous storage. The master bedroom benefits from its own private en-suite shower room with shower, toilet and sink, adding extra convenience to everyday living. The second bedroom, complete with a built-in double wardrobe, is a versatile space that adapts beautifully to your needs — whether that's a guest room, a home office, or something in between. A separate family bathroom is fitted with a bathtub, toilet and sink. Outside, an allocated parking bay provides convenient off-road parking for residents. And the location? Higher Bebington is a highly sought-after area for good reason. A short walk brings you to an excellent array of shops and amenities, while motorway links to both Liverpool and Chester are just five minutes away, making this an ideal base whether you work locally or commute further afield. Available with immediate effect, this one deserves to be seen in person. Call today to arrange your viewing. Council Tax Band B. Energy Rating C.



Hallway

13'7" (4.14m) x 3'7" (1.09m)

Open Plan Lounge and Kitchen

26'6" (8.08m) x 12'8" (3.86m)

Bedroom One

11'0" (3.35m) x 8'3" (2.51m)

En-suite

6'3" (1.91m) x 5'10" (1.78m)

Bedroom Two

11'5" (3.48m) x 8'0" (2.44m)

Bathroom

7'2" (2.18m) x 6'6" (1.98m)





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.