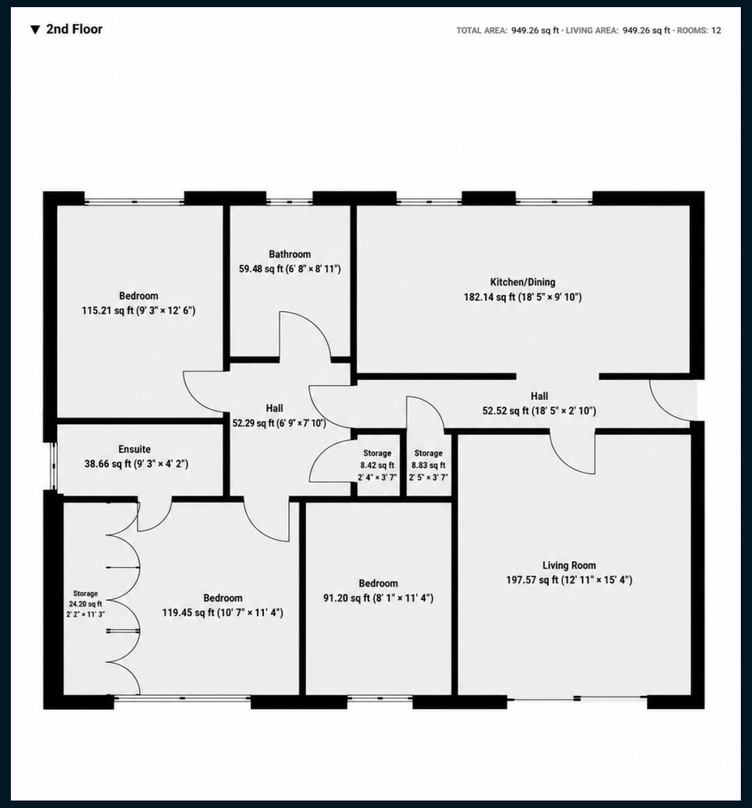


Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, the measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

CONTACT

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part of
the venmore group



Stanley Road, Hoylake
Offers Over: £325,000

- Beautifully refurbished three double bedroom apartment with stunning panoramic views over Royal Liverpool Golf Course and the Welsh Hills
- Elevated upper-floor position offering exceptional privacy, natural light and uninterrupted outlooks
- Stylish open-plan kitchen with breakfast island, spacious living room with Juliet balcony, and two luxurious bathrooms
- Turn-key home complete with private garage, garden office, residents' parking and beautifully maintained communal gardens
- Moments from Red Rocks Beach, Hilbre Island and Hoylake's vibrant cafés, restaurants and coastal walks
- Leasehold - 966 years remaining with Service charge of
- Council tax band -D



There are few homes on the Wirral that combine such spectacular views, an exceptional location and a truly move-in-ready finish quite like this beautifully refurbished three-bedroom apartment at Fairway Court.

Occupying an elevated upper-floor position, the apartment enjoys a wonderful sense of privacy, peace and natural light, rewarding you with uninterrupted panoramic views across the world-famous Royal Liverpool Golf Course, towards the Welsh Hills and coastline beyond. The elevated setting creates a calm retreat away from the bustle below, where every day begins with an outlook that is simply breathtaking.

Having been comprehensively refurbished throughout, the apartment offers stylish, contemporary interiors with nothing left to do but unpack and enjoy. The spacious living room is flooded with natural light and opens onto a Juliet balcony, perfectly framing the ever-changing landscape of the Royal liverpool golf course. Whether you're enjoying a morning coffee or watching the sun set over the Welsh Hills, the outlook is one that few properties can rival.

The beautifully designed kitchen has been created with both entertaining and everyday living in mind, featuring a central breakfast island, generous storage and quality finishes that complement the apartment's modern aesthetic. All three bedrooms are genuine doubles, offering flexibility for families, visiting guests or those working from home. The Master bedroom benefits from fitted wardrobes and a stylish ensuite shower room, while the luxurious main bathroom features both a bath and separate walk-in shower, creating a boutique hotel feel.

Outside, Fairway Court is surrounded by beautifully maintained communal gardens and offers residents' parking together with the rare advantage of a private garage and a separate garden office, providing the ideal space for home working, hobbies or additional storage.

The location is every bit as impressive as the apartment itself. Positioned on prestigious Stanley Road, directly alongside Royal Liverpool Golf Club and just a short stroll from Red Rocks Beach, this is a lifestyle purchase as much as it is a home. From coastal walks to championship golf, sailing, cycling and spectacular sunsets over Hilbre Island, everything that makes Hoylake one of the Wirral's most desirable coastal destinations is quite literally on your doorstep. Independent cafés, restaurants, shops and excellent transport links are all within easy reach, making it equally suited to permanent living or those seeking a luxurious coastal retreat.

Immaculately presented, effortlessly stylish and occupying one of Hoylake's finest positions, this exceptional apartment offers a rare opportunity to enjoy coastal living at its very best.

