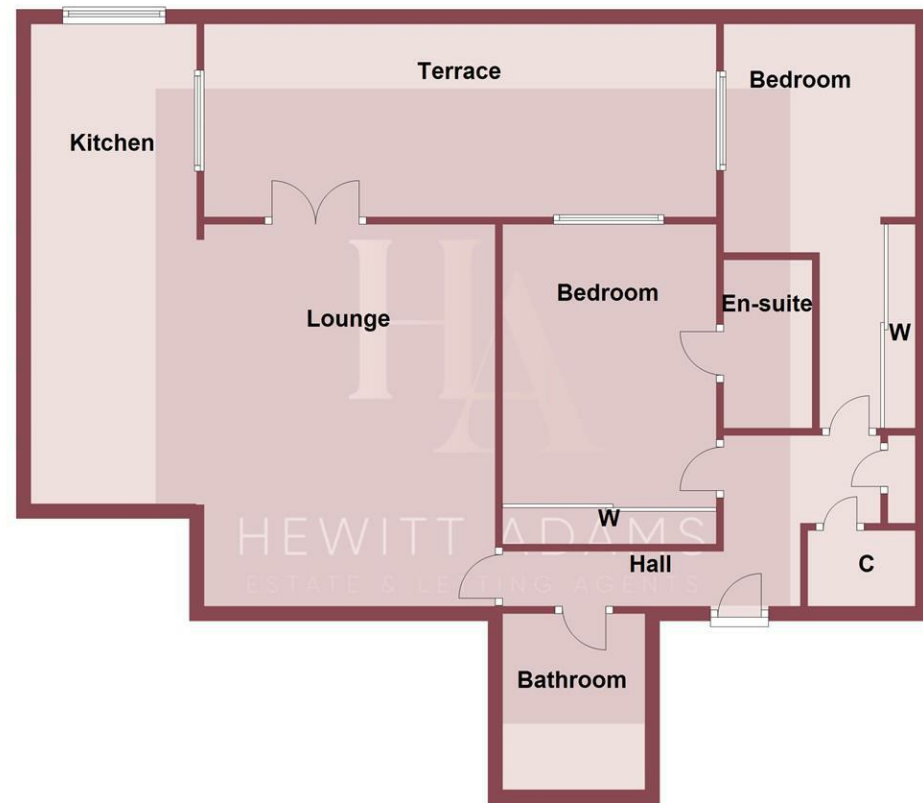




Ground Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

**8 Mostyn House, Parkgate**

**Mostyn House, Parkgate, Cheshire CH64 6UJ**

£295,000

2 Bedroom 
 1 Reception 
 2 Bathroom 
 C

**\*\*No Onward Chain - Enviably Views Of The Welsh Hills - Parkgate Location - Meticulously Presented Apartment\*\***

Hewitt Adams are thrilled to showcase this absolutely stunning two double bedroom, ground floor apartment within the Mostyn House development in Parkgate. With breath taking views of the Welsh Hills and Dee Estuary from every room. The property benefits from gas fired central heating and double/secondary glazing throughout. Mostyn House is located a stones throw from Parkgate Promenade and all its fantastic award winning bars, restaurants, coffee and ice-cream shops. Neston is also just a short walk/drive away and all its excellent amenities, transport links and catchment for highly acclaimed schools.

The apartment further benefits from TWO allocated parking and a huge terrace area with far reaching views.

Early possession is possible, with the added benefit of no ongoing chain

**Communal Entrance**

A grand entrance with seating.

**Hallway**

With storage cupboard and doors leading to;

**Lounge**

17'3 x 13'2 (5.26m x 4.01m)

Central heating radiator and cover, French doors to terrace and open access through to kitchen;

**Kitchen**

21'8 x 7'6 (6.60m x 2.29m)

Beautifully fitted kitchen with modern high gloss laminate wall and base units, Granite work tops and upstand incorporating an inset sink unit and drainer zone, further inset four ring gas hob and stainless steel chimney style cooker hood above, built in appliances includes, cooker, dishwasher, fridge freezer and microwave oven, radiator, ceramic tile flooring, window to front with estuary views.

**Master Bedroom**

13'6 x 9'8 (4.11m x 2.95m)

Central heating radiator and cover, window to front elevation looking out over terrace enjoying estuary views with the Welsh hills forming a distant backdrop. A range of built in and fitted bedroom furniture to include; mirrored wardrobes and matching bedside cabinets and door to;

**Master En-Suite**

A contemporary ensuite with WC with wash hand basin above, vanity cupboard, shower cubicle, chrome towel radiator, ceramic floor and wall tiling.

**Bedroom Two**

18'3 x 8'8 (5.56m x 2.64m)

Mirror fronted wardrobes and shelving as well as bedside cabinets. Side window looking onto terrace.

**Bathroom**

With suite in white to include; panel bath with mixer shower head attachment, pedestal wash basin, low flush WC, ceramic floor and wall tiling.

**Terrace**

A beautifully spacious and private terrace with outstanding views of the Welsh Hills.

**Council Tax Band**

D

**Additional Information**

Annual service charge £2218 for 2022

Annual Ground Rent £250

An additional maintenance contribution in relation to the Chapel will be required on an ad-hoc basis.

