



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.

40 Reins Croft, Neston



Reins Croft, Neston, Cheshire CH64 3TR

£150,000

2 Bedroom 1 Reception 2 Bathroom C

**** No Onward Chain - Beautifully Presented Two Bedroom Apartment - Sought After Location - Open Plan Kitchen with Balcony****

Hewitt Adams is pleased to offer to the market this stylish TWO BEDROOM first floor apartment on Reins Croft in Neston, this is a popular development on the doorstep of Neston Town Centre.

The property comes to the market with NO ONWARD CHAIN and in the Agents opinion the property is absolutely ideal for both FIRST TIME BUYERS or DOWNSIZERS.

In brief the accommodation affords: hallway, open plan living room and kitchen, two bedrooms - the master of which boasts an en-suite shower-room, and a main bathroom.

Externally there is an allocated residents parking space.

The property is conveniently located within walking distance of Neston town centre and provides excellent access onto the Chester High which is ideal for commuting across the Wirral, to Chester and North Wales.

Call Hewitt Adams on 0151 336 0808 to book a viewing today.

Communal Entrance

Intercom access, staircase to the top floor accommodation.

Kitchen / Lounge / Diner

18'04x12'02 (5.59m x 3.71m)

Wall and base units with worktops, inset sink and drainer with mixer tap, tiled splash back the walls, window to the side elevation. There is an electric oven, hob and extractor fan and the owner will leave the fridge/freezer and washing machine for the tenant to use, but it won't be maintained or replaced if they break.

Furthermore the room benefits from French doors leading to a balcony with views over the Park. There is ample space for a dining set as well as a lounge area, electric heater.

Balcony

Decked, glass balustrade, views of the Park and beyond.

Bedroom 1

11'09x9'11 (3.58m x 3.02m)

Window to the front elevation, electric heater.

En-Suite

Shower cubicle, WC, wash basin, heated towel radiator, extractor fan.

Bedroom 2

11'06x8'06 (3.51m x 2.59m)

Window to the front elevation, electric heater.

Bathroom

Bath, WC, wash basin, window to the rear elevation, heated towel radiator.

Externally

One allocated Parking space.

Additional Information

Lease - 999 years from 2005

Service Charge - £900 every 6 months

Ground Rent - £70 per year

