



Ground Floor



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Plan produced using PlanUp.



## Mostyn House, Grenfell Park, Parkgate, CH64 6UJ

£320,000

3 Bedroom 1 Reception 2 Bathroom B

\*\*\*Large Private Terrace - Immaculate Condition - Three Bedrooms - No Onward Chain \*\*\*

Hewitt Adams is delighted to offer For Sale this stunning Three Bedroom, Two Bathroom First Floor Apartment located in the prestigious P J Livsey, Mostyn House Development in Parkgate.

Presented in immaculate condition and finished to the highest of standards throughout this carefully and well designed apartment consists of: Hallway, Open Plan Kitchen/ Lounge/Diner, Family Bathroom, Three Bedrooms -the Master Bedroom with En-Suite facilities.

Externally the property has a large decked private Terrace which benefits from the sun for the majority of the day, communal gardens and two allocated Parking spaces, along with plenty of visitor Parking.

Furthermore the property benefits from secondary glazed windows and gas central heating.

Please call Hewitt Adams today on 0151 336 0808 to arrange a viewing.

## Entrance

An impressive and immaculately kept entrance foyer accessed by secure intercom. Lifts and staircases to the apartment which is located on the first floor.

## Hallway

Radiator, boiler cupboard.

## Kitchen / Lounge / Diner

38'03x13'08 (11.66mx4.17m)

An impressive open plan entertaining space which is flooded with natural light from windows from three elevations and large Bi-Folding doors allowing access to the private decked Terrace!

The kitchen consists of: Wall and base units with granite worktops and upstands, inset sink and drainer with mixer tap. Integrated appliances include: Electric oven, hob, extractor fan, tall fridge/freezer, dishwasher, wine cooler and microwave.

Furthermore the room benefits from tiled and carpet flooring, three radiators and inset spot lights.

## Bedroom 1

11'08x10'01 plus 5'01x4'07 (3.56mx3.07m plus 1.55mx1.40m)

French doors allowing access to the private decked Terrace, radiator, fitted wardrobes.

## En-Suite

Shower cubicle with thermostatic shower, WC, wash basin vanity unit with mixer tap, tiled floor, partially tiled walls, extractor fan, inset spot lights, heated chrome towel radiator.

## Bedroom 2

15'04x11'04 (4.67mx3.45m)

Bay window to the front elevation, radiator, fitted wardrobes.

## Bedroom 3

12'03x8'07 (3.73mx2.62m)

Window to the front elevation, radiator.

## Bathroom

Bath with mixer tap and thermostatic shower, glass shower screen, WC, wash basin vanity unit with mixer tap, tiled floor, partially tiled walls, extractor fan, inset spot lights, heated chrome towel radiator, window to the front elevation.

## Private Terrace

A private decked Terrace that is located off the Master Bedroom and Lounge area, and benefits from attractive rendered walls and two chrome uplighters.

## Communal Gardens

There are beautifully kept communal Gardens.

## Parking

There is two allocated Parking space plus visitor Parking.

Parking spaces 58 & 59

## Leasehold Information

Mostyn House Leasehold Management Company (MHLMC)

£125 Ground rent twice a year

£737 Service charge per quarter

Length of lease - 250 years from 2015

