



**Ground Floor**  
Approx. 62.8 sq. metres (676.1 sq. feet)



**Total area: approx. 62.8 sq. metres (676.1 sq. feet)**

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.

## Grenfell Park, Neston, Cheshire CH64 6UD

£199,950

 2 Bedroom
  1 Reception
  1 Bathroom
  C

**\*\*No Onward Chain - Two Double Bedrooms - Sought After Parkgate Location\*\***

Hewitt Adams is delighted to offer to the market this deceptively spacious and bright two double bedroom ground floor apartment. The property is a stones throw from Parkgate promenade with its delightful views of The Welsh Hills and award winning coffee and ice-cream shops, there are also bars and restaurants. Neston Town Centre is also a short journey from the property, which has excellent local amenities and good transport links.

The property affords gas central heating, double glazing, allocated parking plus visitors parking.

In brief the property accommodation comprises: entrance hallway, living room, kitchen, two double bedrooms, the master bedroom benefits from a walk in dressing room. There is also a spacious family bathroom.

Externally, there are beautifully manicured communal gardens with secure boundaries and mainly laid to lawn.

Early viewing is advised with the added benefit of no ongoing chain.

### Entrance Hallway

10'3" x 9'4" (3.13 x 2.85)

Front door to entrance hallway, central heating radiator, laminate flooring, storage cupboard housing boiler and tumble dryer.

### Living Room

17'5" x 10'3" (5.31 x 3.13)

Door leading outside, central heating radiator, TV point.

### Kitchen

10'4" x 8'7" (3.16 x 2.63)

Comprising a range of wall and base units with roll top work surfaces incorporating stainless steel sink and drainer with mixer tap, space for washing machine, integrated fridge and freezer, cooker, hob with extractor hood, central heating radiator, tiled flooring, window to front elevation.

### Bedroom 1

12'1" x 10'4" (3.70 x 3.15)

Window to rear aspect, central heating radiator, laminate flooring, door to ensuite;

### Dressing Room

Comprising fitted wardrobes.

### Bedroom 2

14'1" x 7'1" (4.31 x 2.18)

Window to rear aspect, central heating radiator, laminate flooring.

### Bathroom

11'3" x 4'8" (3.44 x 1.43)

A spacious bathroom comprising; WC, bath with taps, wash hand basin with taps, spot lights, central heating radiator, window to front elevation, part tiled.

