



**Constables**  
SALES & LETTINGS

Mostyn House

Parkgate, Neston

£299,950



Constables are delighted to offer to the market this stunning two bedroom mews property making up the iconic front of Mostyn School House. This property was part of the PJ Livesey development and has been finished to an impeccable standard, this property also features the most impressive front terrace.

The property briefly comprises; Entrance hall, downstairs W/C, open plan lounge / diner with glass doors leading out onto the Dee Estuary front facing terrace. The kitchen is large and modern with tiled floor, granite tops and wooden fronts. The front terrace off the lounge is paved and has the original front for the school giving the wall an impressive appearance, the wall is partially glazed to break the wind without compromising the view.

To the first floor there are two bedrooms the master of which has a modern en suite and an alcove used for walk in wardrobe, the second bedroom is also a double with floor to ceiling windows to the front elevation.

Externally to the front of the property there are two dedicated parking spaces directly in front of the property as well as numerous visitor parking spaces.







# Constables

SALES & LETTINGS

- Two Storey Mews House
- Courtyard Overlooking The Dee Estuary
- Two Parking Spaces
- Modern Build
- En-Suite Bathroom
- Council Tax Band D
- Open Plan Kitchen / Diner
- Sought after Mostyn Development

**Entrance Porch**

£1454.60 service charge (per annum)

**Entrance Hall**

**W/C**

**Kitchen**

13 x 7'01 (3.96m x 2.16m)

**Lounge / Diner**

19'9 x 14'10 (6.02m x 4.52m)

**Master Bedroom**

14'9 x 11'1 (4.50m x 3.38m)

**En-Suite Bathroom**

7'9 x 4'9 (2.36m x 1.45m)

**Second Bedroom**

9'11 x 15'1 (3.02m x 4.60m)

**Bathroom**

**Rear Courtyard**

**Leasehold Information**


£250 ground rent (per annum)

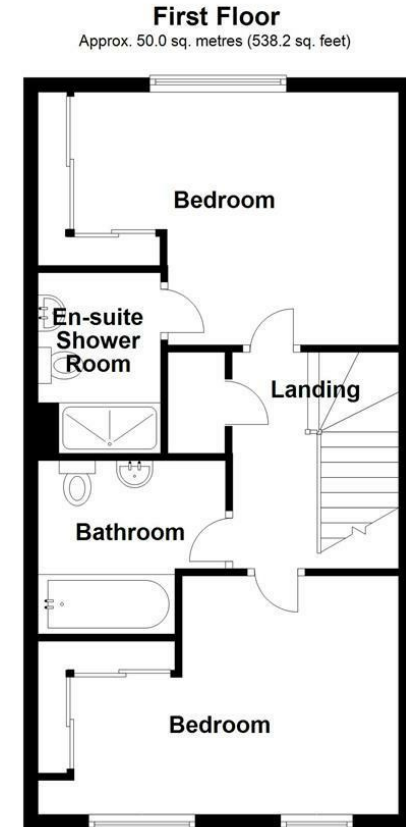
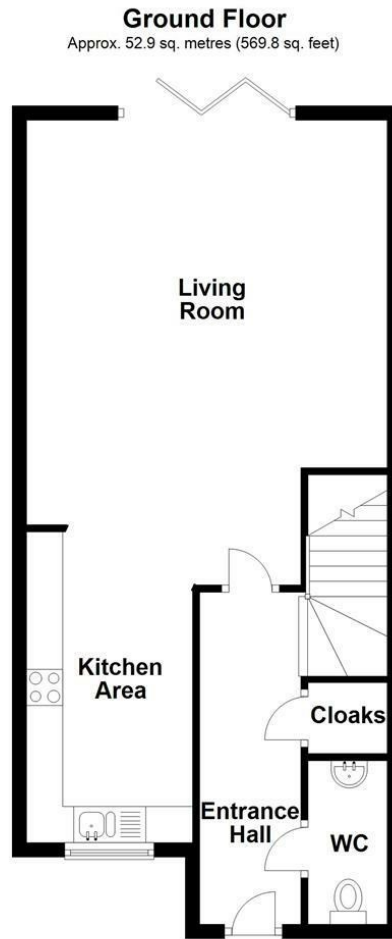






# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>85</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 102.9 sq. metres (1108.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.





Location Map

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S A L E S   &   L E T T I N G S

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