



Constables
SALES & LETTINGS

Mostyn House

Parkgate, Neston

£285,000

Constables is delighted to offer for sale this impressive luxury apartment located on the ground floor of the exclusive Mostyn Place development by P J Livesey in Parkgate, Cheshire.

This duplex apartment was one of the original show apartments in the development and boasts a private garden overlooking the chapel.

The accommodation is incredibly well-appointed with quality fittings and finishes throughout including Villeroy and Boch sanitary ware.

The accommodation comprises; entrance hallway with built in storage cupboard, spacious lounge-dining room with French doors out to the garden, this room is open to kitchen which has granite work surfaces and fully integrated appliances. There are two double bedrooms; the master has built in wardrobes and an en-suite shower room and there is also a separate bathroom.

The development includes a communal lounge area with feature stained glass windows. The apartment is sold with the benefit of no onward chain and early viewing is essential to appreciate the space and finish on offer.





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- Luxury Duplex Apartment
- Two Bathrooms
- Allocated Parking
- Situated in Exclusive Mostyn Place Development
- Open Plan Living Space
- No Onward Chain
- Two Bedrooms
- Enclosed Garden
- Leasehold

Lease Information

The current fees for 7 Mostyn House are:

- Ground rent £250 per year payable every 6 months
- Leasehold fee £668.75 quarterly (covers fire safety, Health & Safety Inspections, Lift insurance, maintenance & repairs & phone lines, pest control, Building Insurance, directors & Officers insurance, Window cleaning, communal cleaning, Water & Electricity charges for communal areas)
- Estate fee £574.44 payable annually (covers insurance, Health & Safety inspections, Communal cleaning, Grounds maintenance, Repairs & Maintenance for communal areas, Audit & accountancy, Company secretary, Management fees, Legal & Admin costs, Sinking fund)

Location

The property is located in the conservation village of Parkgate in Cheshire; Cheshire's only coastal village, and is also near the market town of Neston. Parkgate offers an excellent array of bars, restaurants, and cafés. The Wirral way can be accessed from here which provides idyllic rural and coastal walks, the marshes are part of the RSPB and ideal for the bird

watching enthusiast.

Neston offers an excellent range of amenities including supermarkets, high street banks, independent retailers, and a number of restaurants, pubs and cafés. A weekly market is also held on a Friday. There are bus links and a train station in the town centre.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away via Boathouse Lane this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

Entrance Hallway

The property is accessed via the central lobby. The hallway has stairs to first floor

landing, built in storage cupboard and door to the lounge-dining room.

Lounge-Dining Room

19'7" max x 15' max (5.97m max x 4.57m max)

Double glazed French doors leading out to the garden, two radiators and opening to the kitchen. Built in cupboard.

Kitchen

12'6" x 7'9" (3.81m x 2.36m)

Fitted with an excellent range of wall, drawer and base units with rolled edge work surfaces over. Inset stainless steel sink and drainer with retractable mixer tap, integrated dishwasher, washing machine and Neff oven and gas hob with extractor unit over. Integrated fridge and freezer. Double glazed window overlooking the garden, tiled splash backs and flooring.

Landing

Doors to bedrooms and bathroom.

Bedroom One

15'1" x 10'7" (4.60m x 3.23m)

Double glazed windows, radiator, built in wardrobes and bedroom furniture, storage cupboard housing the boiler and door to en-suite.

En-suite

Double shower cubicle, wash hand basin and WC. Part tiled walls and floor and heated chrome towel rail.

Bedroom Two

11'8" x 11'5" (3.56m x 3.48m)

Double glazed windows and radiator.

Bathroom

Bath with shower attachment, wash hand basin and WC. Tiled walls and floor, and heated chrome towel rail.


Garden

The property has a low maintenance courtyard style garden with paved patio and gravel area. The garden over looks the chapel and there is a timber gate leading out to the communal areas and car park.

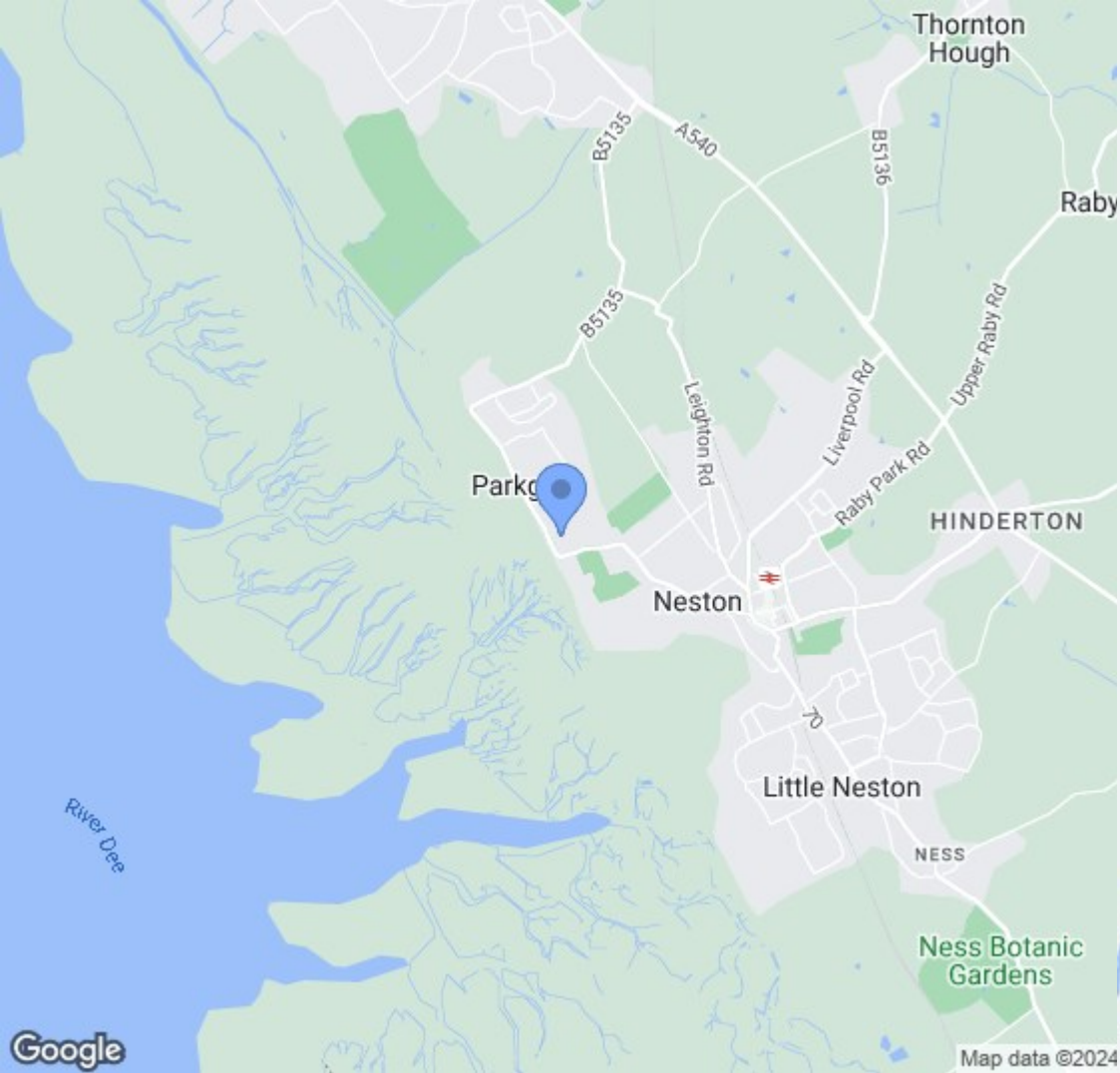




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Location Map

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