



Constables
SALES & LETTINGS

Parkgate Road, Neston

£300,000



PRICED TO SELL An impressive penthouse apartment located in the exclusive Serpentine Court development in Neston town centre. Serpentine Court is a luxury gated development comprising of 10 apartments and is set within a Grade II listed Crinkle Crankle wall. This particular apartment is situated on the top floor of the development and enjoys far reaching views over the Dee Estuary. The development is accessed via electric gates and there is a reserved parking space and pedestrian gate. The top floor can be reached via a lift or staircase.

The standard of finish is exceptional with high quality fittings throughout including solid wood doors, underfloor heating, and a high specification kitchen and bathrooms. The attention to detail can be seen in the exterior of the building which has been designed to complement the architectural pattern and traditional build of dwellings in the conservation area of Neston; the building has an exposed reclaimed brick boundary wall, stone sills, Georgian style lintels, sash windows and a slate roof. This new build apartment is economical to run and also benefits from sustainable PV solar panels, which offer a potential saving on electric costs of 60%. The accommodation is incredibly spacious and versatile and comprises: vestibule entrance leading into the hallway with built in storage cupboard. Double doors open to a large open plan living space which incorporates a living, dining and kitchen areas. The kitchen is well appointed with an integrated, oven, hob, microwave, fridge-freezer and washing machine. There are three double bedrooms and two bathrooms. This stunning property is offered for sale with no onward chain and early viewing is essential.



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- New Build Penthouse Apartment
- Reserved Parking
- Impressive Open Plan Living Space
- Early viewing Essential
- Luxury Gated Development
- Three Bedrooms
- Lift Access
- Town Centre Location
- Two Bathrooms
- No Onward Chain

Lease Information

Ground rent £250 annually
Management fee £75 per month.
Lease length of building 999 years.

Accommodation

Vestibule Entrance

Hallway

Open Plan Living Space

27'9" x 21'2" (8.46m x 6.45m)

Kitchen

10' x 10' (3.05m x 3.05m)

Bedroom One

15' x 14'4" (4.57m x 4.37m)

En-suite

Bedroom Two

10'4" x 9'3" (3.15m x 2.82m)

Bedroom Three


11'10" x 9'1" (3.61m x 2.77m)

Bathroom



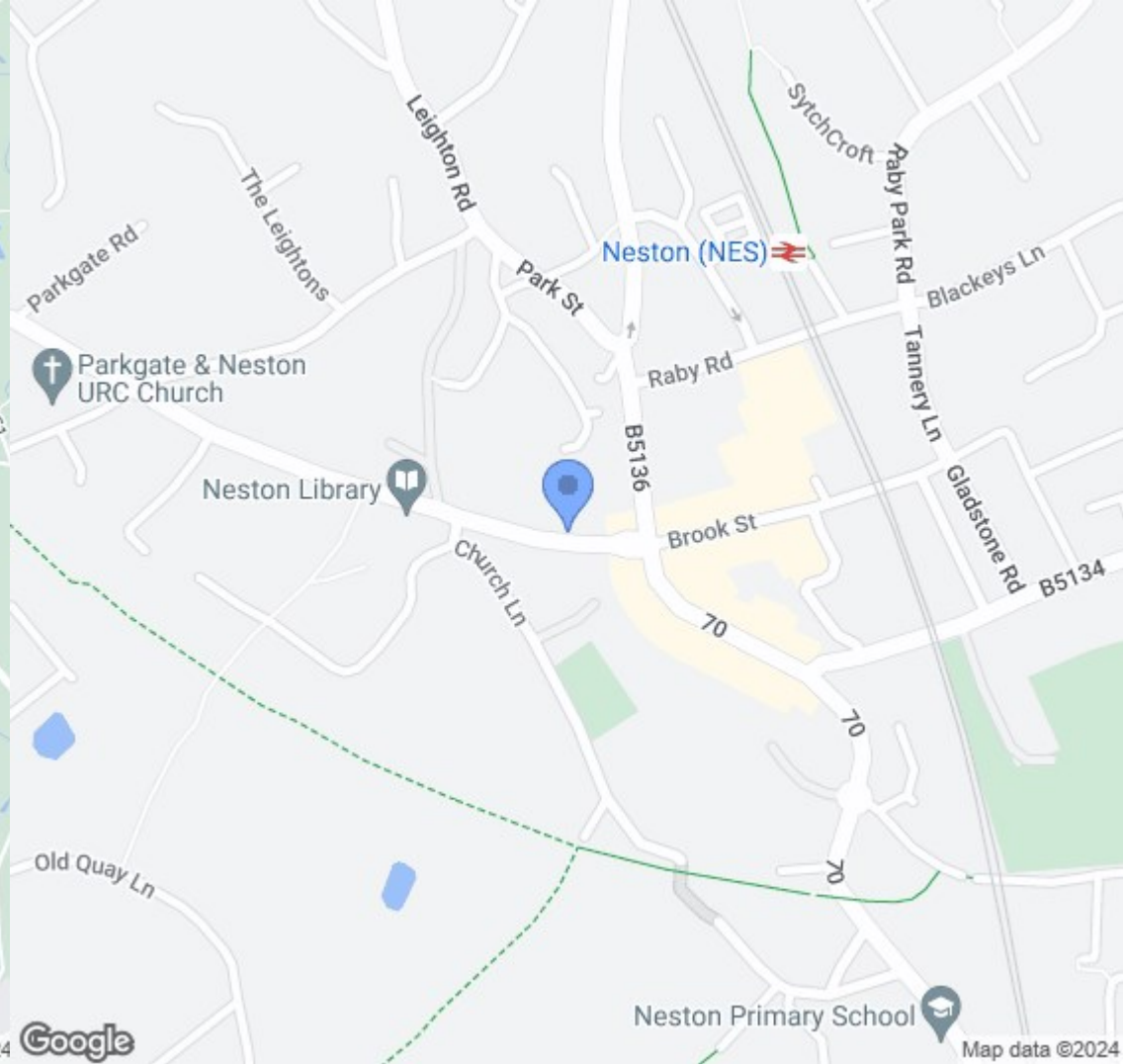
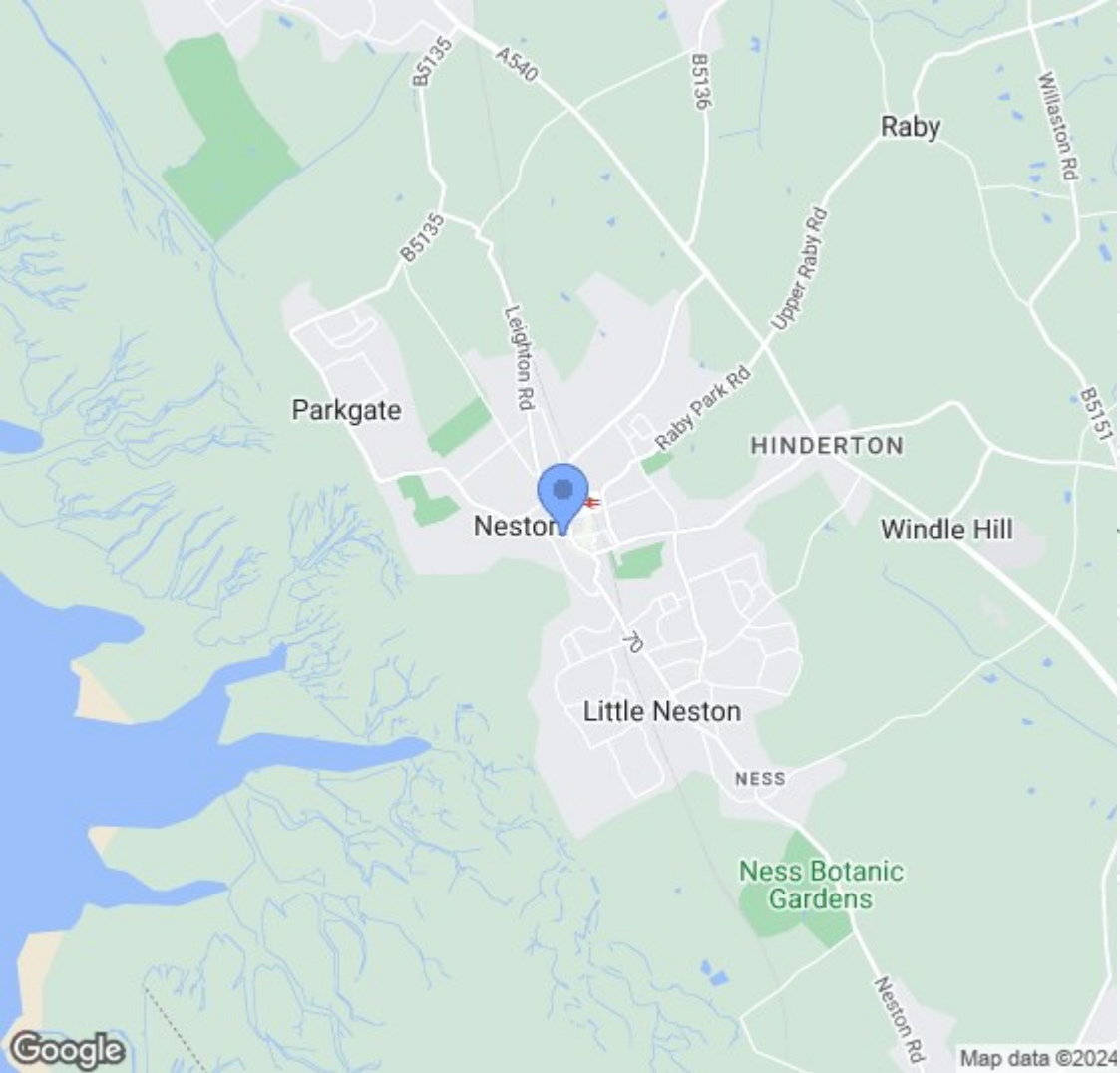


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(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	



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



Location Map

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