

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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C

**17 Dee View Court Neston**

**£126,000**



- Two Bedroom Apartment with Views
- Close to Local Shops and Amenities
- Parking and Garage
- Well Presented Throughout
- Balcony Overlooking The Park
- Sold with No Chain
- Council Tax Band: B
- Tenure: Leasehold

Offered for sale with no onward chain is this well-presented second floor apartment in the popular Dee View Court development in Neston.

There is a parade of shops close by on West Vale and Neston town centre is less than a mile away.

The apartment offers spacious accommodation and enjoys fantastic views over the Dee Estuary towards the Welsh Hills. The accommodation comprises; entrance hallway, lounge-dining room with patio doors opening to a balcony, kitchen, two double bedrooms with built in storage and a modern bathroom.

Outside To both the front and rear of the property there is a laid to lawn area which offers communal garden space. There is also private parking, subject to availability, in addition to the owner's garage.

Early viewing is highly recommended to appreciate all this property offers.



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Additional Information**

**Tenure: Leasehold**

**Commencement Date: 29/06/1966**

**Term: 189 years**

**Ground Rent: £20 per annum.**

**Service Charge: £1136 per annum (paid every 6 months).**

**Internal Porch**

**Lounge**

**Kitchen**

**Master Bedroom**

**Second Bedroom**

**Bathroom**











