



**Constables**  
SALES & LETTINGS

The Parade

Parkgate, Neston

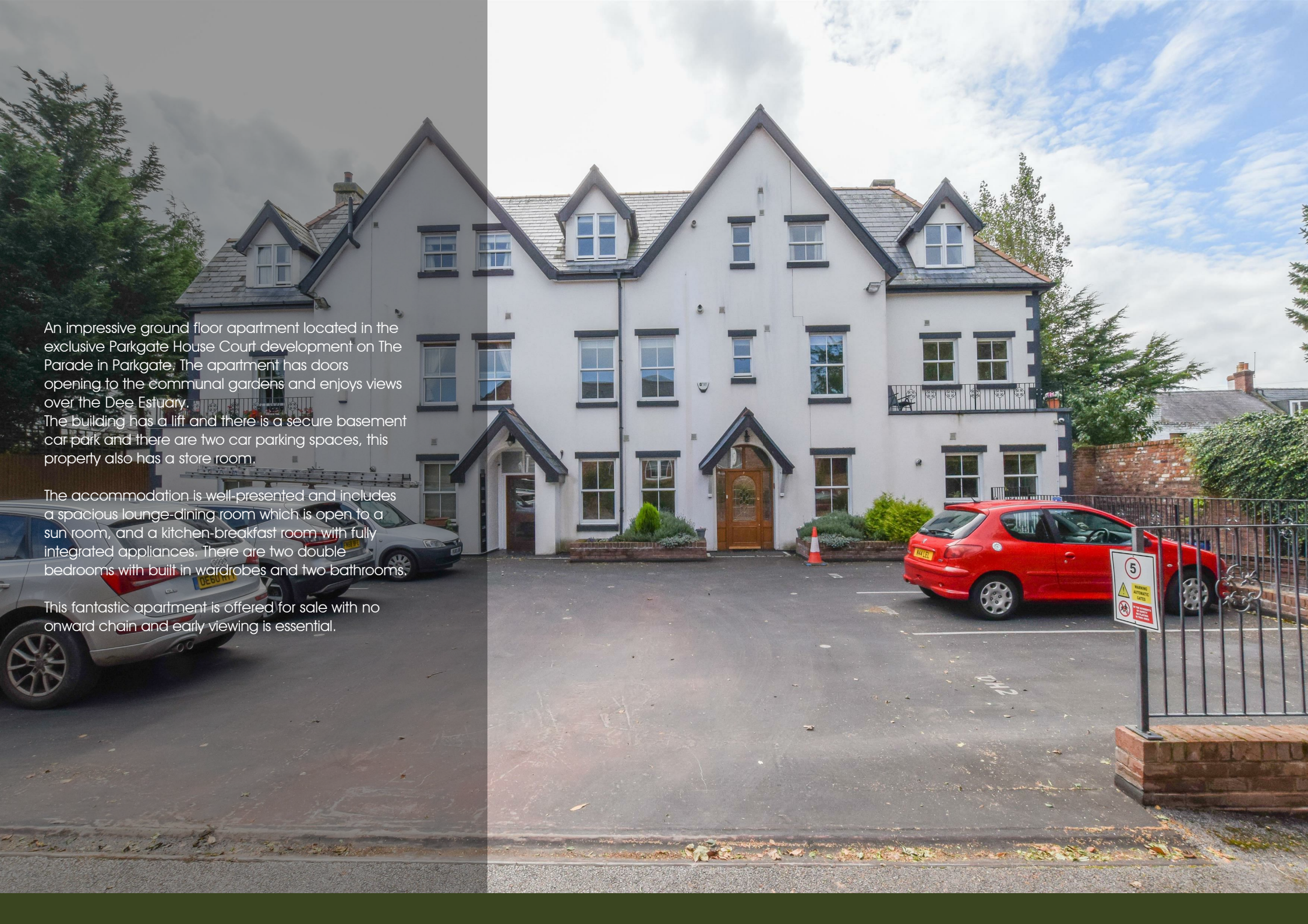
£340,000

An impressive ground floor apartment located in the exclusive Parkgate House Court development on The Parade in Parkgate. The apartment has doors opening to the communal gardens and enjoys views over the Dee Estuary.

The building has a lift and there is a secure basement car park and there are two car parking spaces, this property also has a store room.

The accommodation is well-presented and includes a spacious lounge-dining room which is open to a sun room, and a kitchen-breakfast room with fully integrated appliances. There are two double bedrooms with built in wardrobes and two bathrooms.

This fantastic apartment is offered for sale with no onward chain and early viewing is essential.



# Constables

SALES & LETTINGS

- Ground Floor Apartment on Parkgate Parade
- Fantastic Size & Well-Presented Throughout
- Views Over the Dee Estuary
- Two Double Bedrooms
- Two Bathrooms
- Large Open Plan Living Space
- Two Underground Parking Spaces & a Private Store Room
- Communal Gardens
- No Onward Chain
- Council Tax Band: E

## Other Information

Tenure: Leasehold

Term: 999 years from 1st April 2005

Service Charge: £1315/6 months

## Entrance Hallway

## Lounge-Dining Room

28'1" max x 14' (8.56m max x 4.27m)

## Kitchen-Breakfast Room

9'6" x 10'9" (2.90m x 3.28m)

## Bedroom One

18'7" excluding doorway x 15'5" into wardrobes (5.66m excluding doorway x 4.70m into wardrobes)

## En-Suite

6' x 5'4" (1.83m x 1.63m)

## Bedroom Two

15'72 x 11'4" (4.57m x 3.45m)


## Bathroom

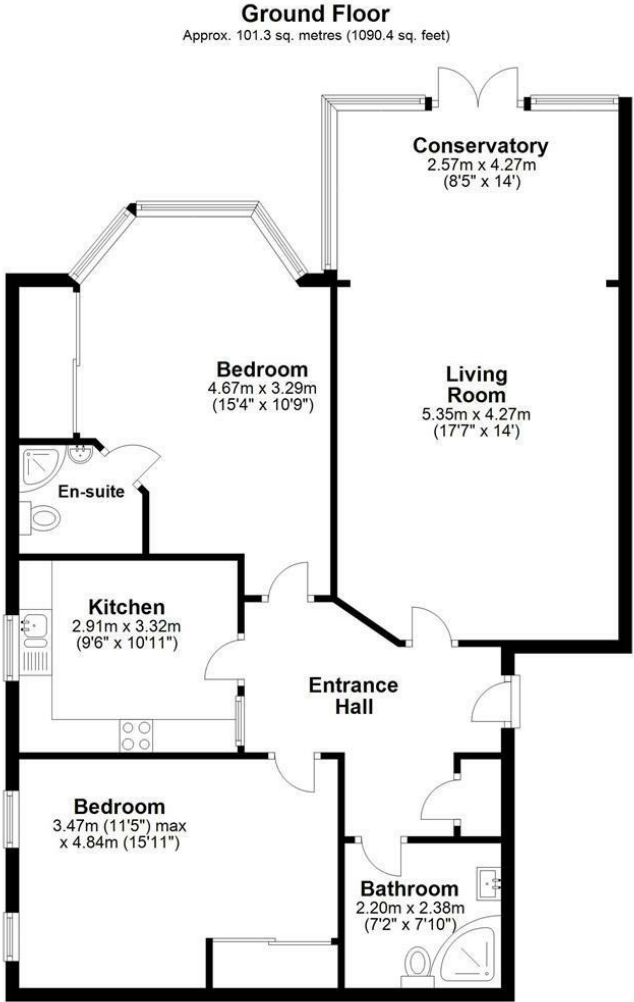
6'4" x 6'11" (1.93m x 2.11m)



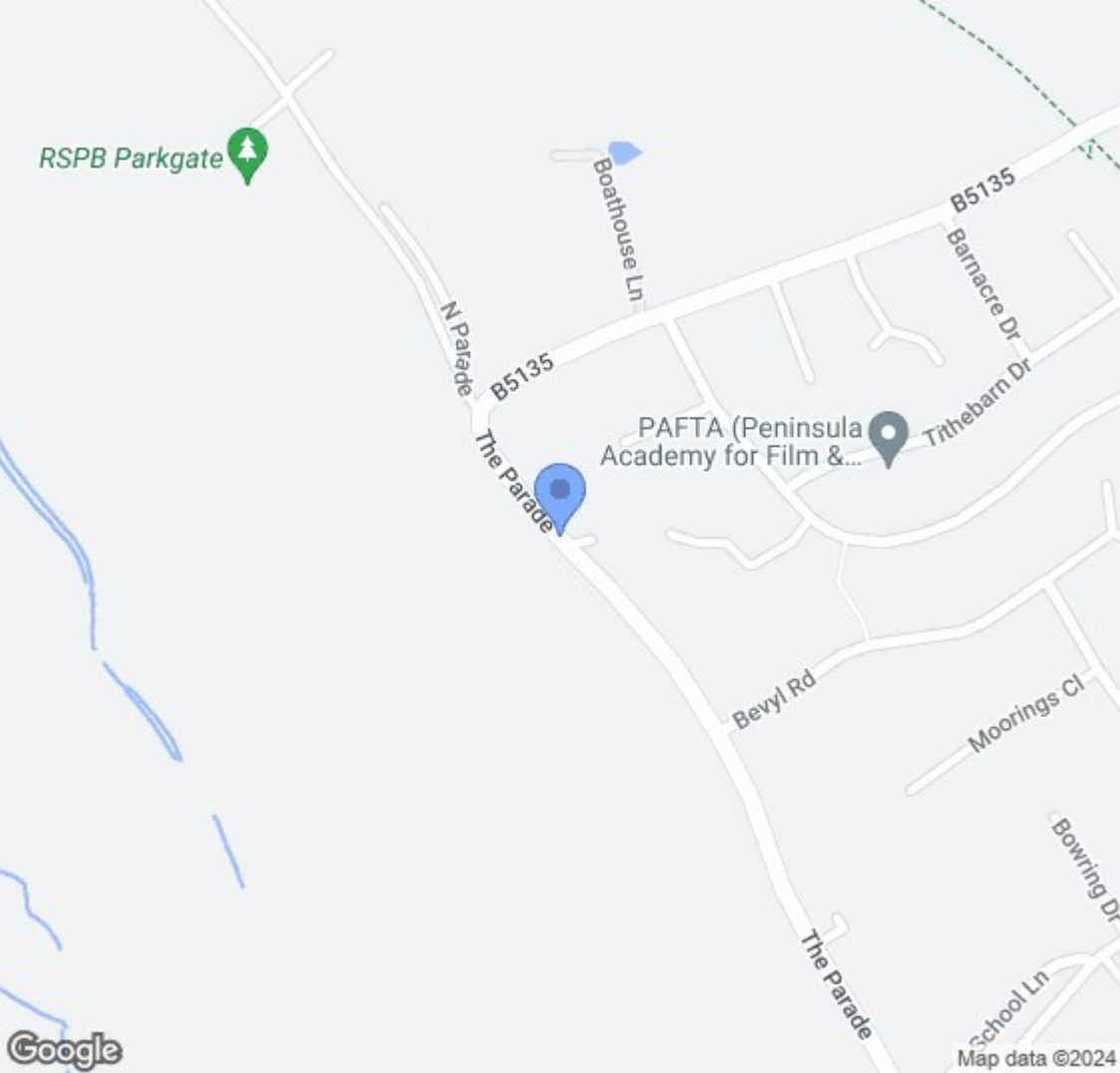
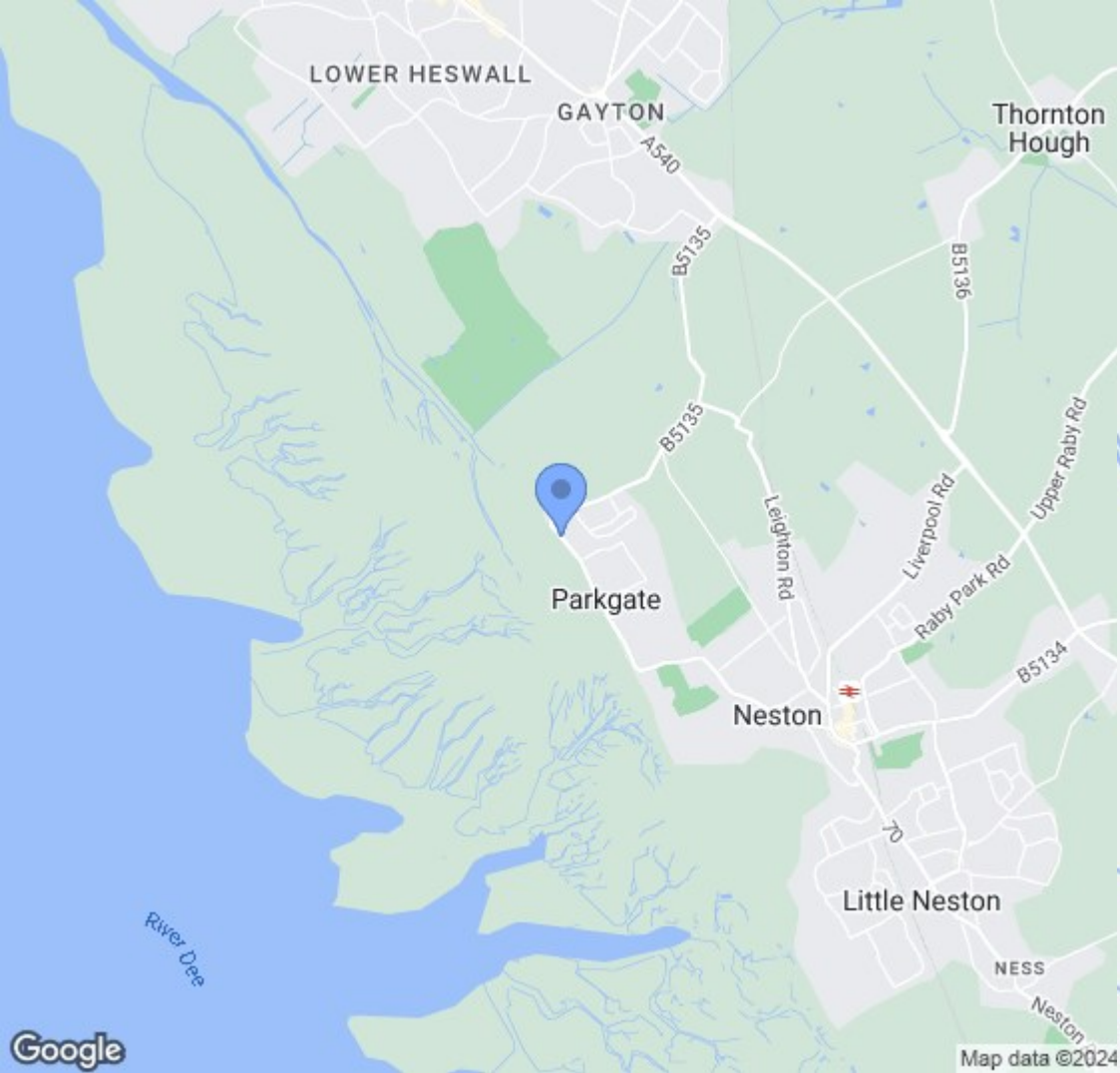


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(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. 101.3 sq. metres (1090.4 sq. feet)  
**Flat 4 Parkgate House Court, Neston**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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