

DRAFT DETAILS

Constables

SALES & LETTINGS



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41 Mostyn House Neston CH64

£300,000 Offers Over



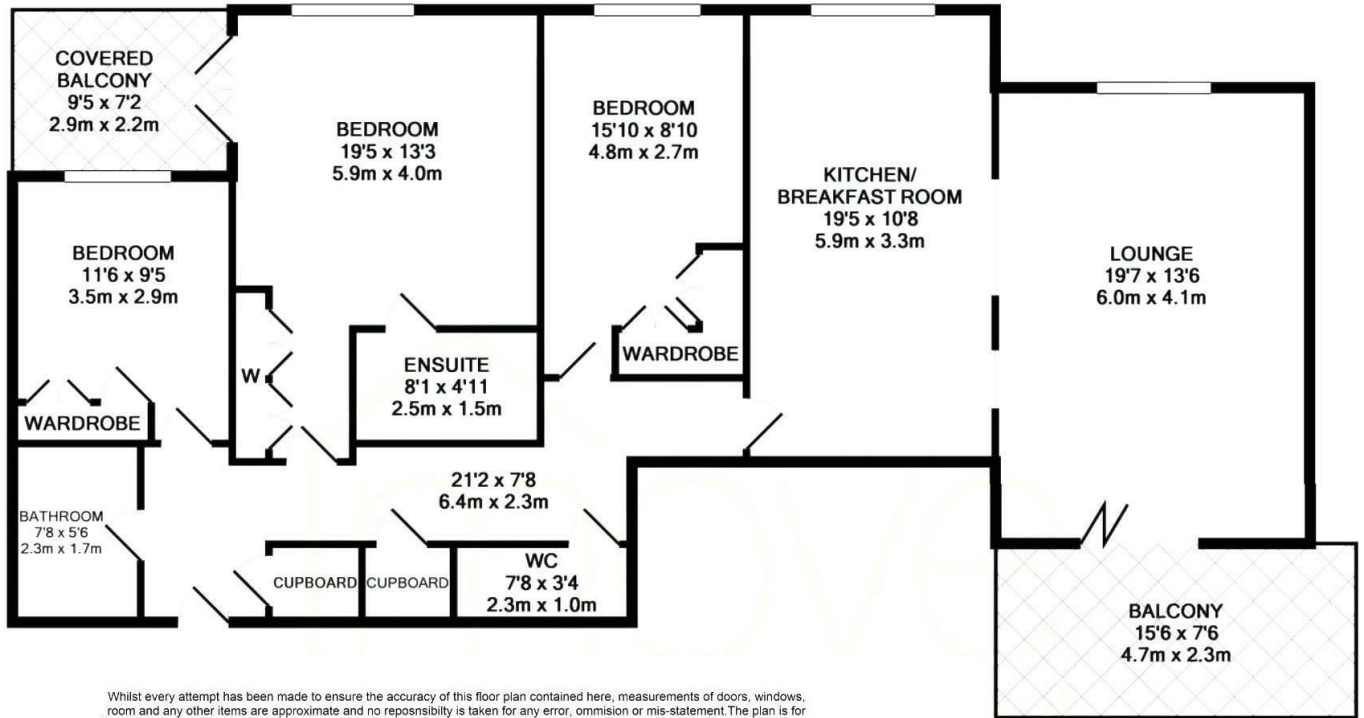
- Luxury Second Floor Apartment
- Three Double Bedrooms
- Open Plan Living Space
- Two Balconies
- Kitchen with Integrated Neff Appliances
- Two Bathrooms and Cloakroom
- Two Parking Spaces close to Entrance
- Prime Parkgate Location
- Viewing Essential

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

The apartment is one of the largest apartments in the development and boasts two balconies at the front and rear of the building. The accommodation is incredibly well-appointed with quality fittings and finishes throughout. The accommodation comprises; entrance hallway with built in storage cupboards, cloakroom, and a large open plan living space which incorporates a dining area, lounge with bi-folding doors out to a balcony and a kitchen. The kitchen has granite work tops a breakfast bar and integrates appliances including an oven, hob, fridge, freezer, microwave, dishwasher and washing machine. There are three double bedrooms with built in wardrobes; the master bedroom has an en-suite shower room and doors out to a balcony. There is also a separate bathroom.

Outside the property has two allocated parking spaces that are in a prime location close to the entrance, there is also visitor parking.

The development includes a communal lounge area with feature stained glass windows and there is a lift. Early viewing is essential to appreciate the space and location of the apartment.



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
 Plan produced using PlanUp.

Energy Efficiency Rating

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



Lease Information

Lease Term: 250 years from 2014.

Service Charge: Approximately £750 per quarter

Annual Ground Rent: £250

Annual Estate Management Fee: £450 per annum

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. Parkgate has a village primary school.

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.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Kingsmead at Hoylake, Birkenhead School, and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

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

Accommodation

Hallway

Cloakroom

Lounge

19'7" x 13'6"

Kitchen-Dining Room

19'5" x 10'8"

Bedroom

Bedroom One

19'5" x 13'3"

En-suite

8'1" x 4'11"

Bedroom Two

15'10" x 8'10"

Bedroom Three

11'6" x 9'5"

Bathroom

7'8" x 5'6"





