



**Constables**  
SALES & LETTINGS

The Lydiate,

Willaston, Neston

£215,000



\*\*\*12 MONTHS SERVICE CHARGE INCLUDED\*\*\*

A luxury two-bedroom apartment in a stunning period country house.

This apartment is in The Lydiate, a wonderful development of 9 apartments and 7 houses created from the conversion of a mid-19th Century Grade II listed country house all set in grounds extending to approximately 12 acres including formal gardens and a hard tennis court.

The apartment is approached through an elegant oak-panelled communal entrance hall, stairs and landing. There is also an automatic lift to all floors. This apartment is situated on the second floor and offers a very spacious and open plan living room and kitchen along with a double bedroom and bathroom with a short flight of stairs to a second bedroom/study or observation room with wonderful views.

The property is situated less than a mile outside of the village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. The towns of Neston, Bromborough and Heswall offer more comprehensive shopping facilities and there is an excellent range of schools, and sporting and recreational facilities available in the surrounding areas. The Lydiate is well placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester via the M56 motorway







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- Luxury Top Floor Apartment
- Two Bedrooms
- Set In 12 Acres of Communal Grounds
- Council Tax Band: D
- Mid 19th Century Grade II Listed Country House
- Open Plan Living Space
- Lake & Tennis Court
- Well Presented Throughout
- Gated Community
- 12 Months Service Charge Included

### **Lease Information**

Lease Term: 999 years from 2005.

Ground Rent: 0

Service Charge: £7704 per annum  
(paid quarterly in advance)

### **Building Lobby**

### **Entrance Hall**

### **Open Plan Lounge / Diner**

27'5 x 15'5 (8.36m x 4.70m)

### **Living Area**

17'2 x 15'6 (5.23m x 4.72m)

### **Master Bedroom**

14'6 x 15'3 (4.42m x 4.65m)

### **Bathroom**

### **Second Bedroom / Study**


8'2 x 8'2 (2.49m x 2.49m)

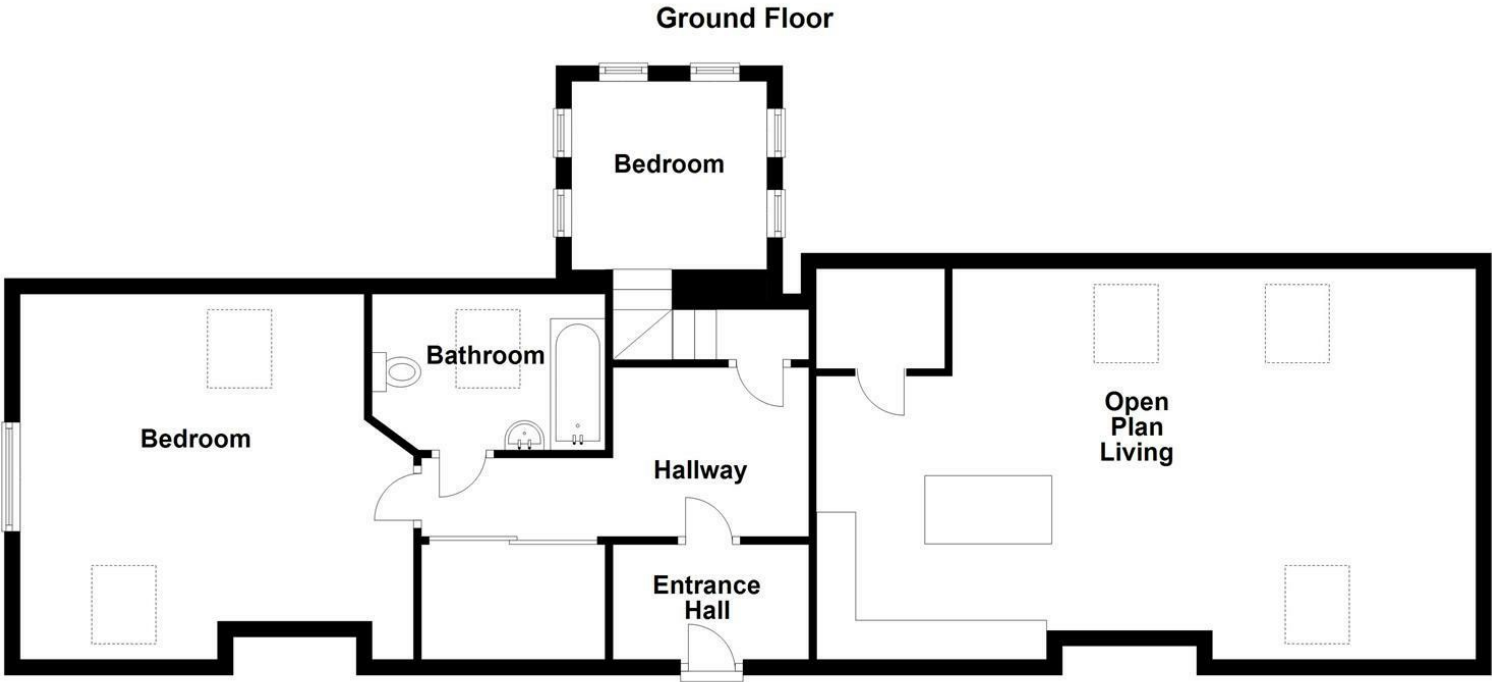




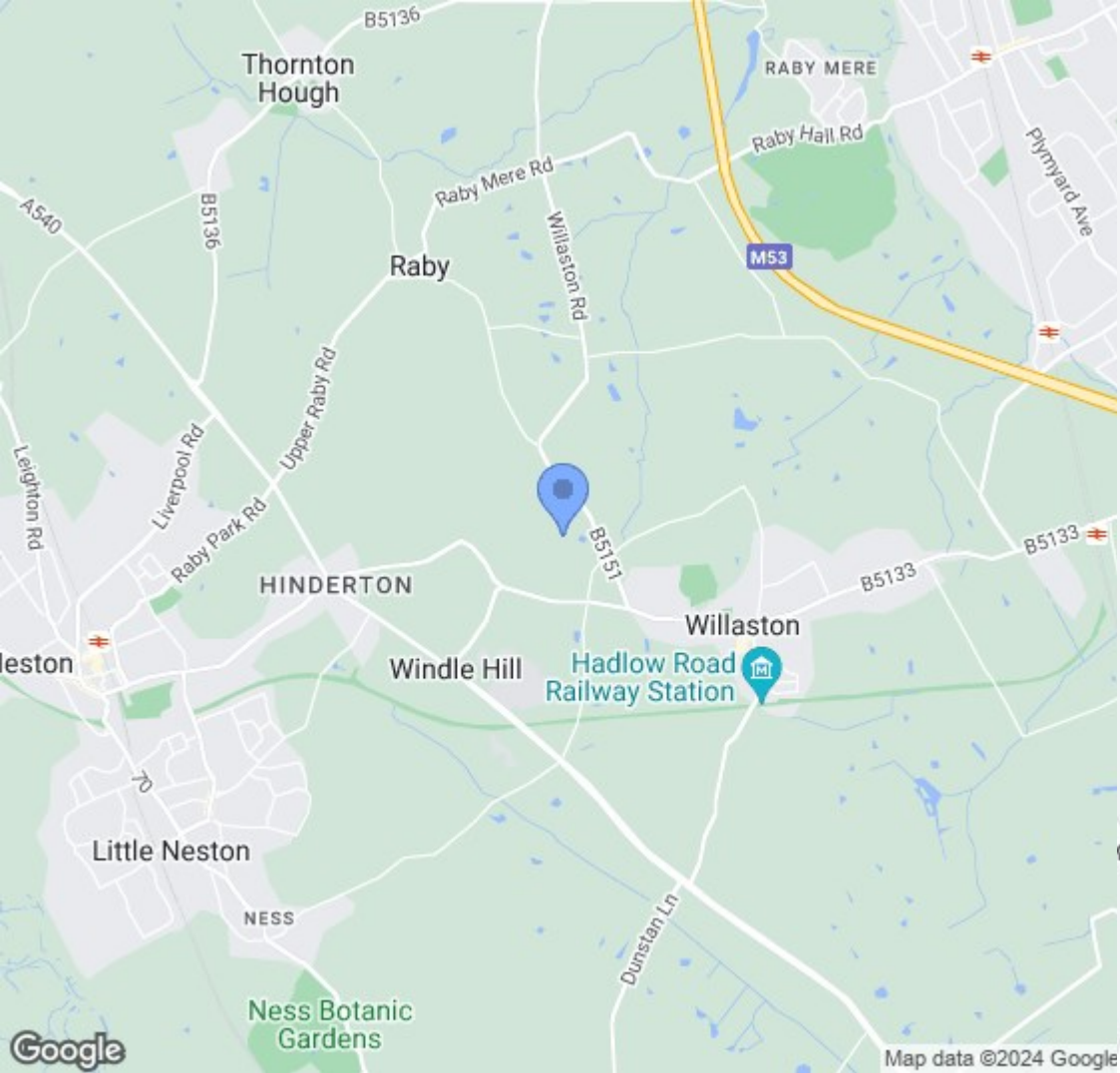


# EPC & Floor Plan

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>	77	77
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.  
 This plan is for illustrative purpose 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.  
 Plan produced using PlanUp.



Location Map

# Constables

S A L E S   &   L E T T I N G S

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