

DRAFT DETAILS

Constables
SALES & LETTINGS



12 Deeside Court The Parade

£115,000



- First Floor Retirement Apartment
- Beautifully Presented
- Renovated in Recent Years
- Spacious Lounge
- Modern Kitchen & Shower Room
- Double Bedroom with built in Wardrobe
- Communal Gardens
- Stunning Views over the Dee Estuary
- No Onward Chain
- Council Tax Band: B

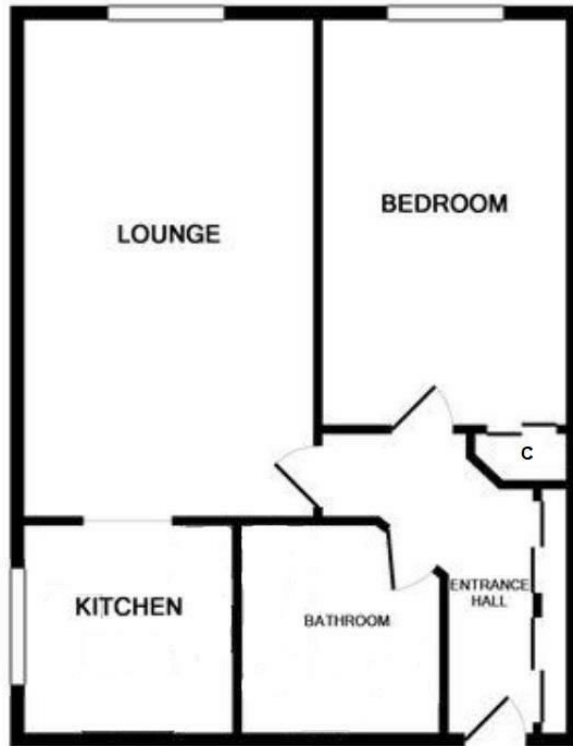
A beautifully presented first floor retirement apartment suitable for the over 60s. It is located in the sought after Deeside Court development on The Parade in Parkgate. The apartment enjoys delightful views over the Dee Estuary towards the Welsh hills.

The accommodation was renovated by the current owners and comprises; entrance hallway with large built in mirrored storage cupboards, a spacious lounge with bay window and archway into a modern kitchen with an integrated oven, electric hob and fridge-freezer, the kitchen in the apartment also has a window. There is a one double bedroom with built in wardrobes and a shower room.

The development has a communal lounge facing the Dee Estuary and beautiful landscaped gardens to the rear. There is a shared laundry room. A guest suite is available on the ground floor. An emergency call system is installed in the apartment with pull cords in lounge, bedroom and bathroom and there is a non-resident house manager.

Parking spaces in the development are leased and not available to purchase. There is a current waiting list. Annual rental for a parking space is £300.

Parkgate offers an excellent range of bars and restaurants. There is a bus stop close by providing access to Neston town centre which has more comprehensive amenities, as well as further afield to Chester and Heswall.



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	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Lease Information

Annual Service Charge (Jan 24 - Dec 24 for Type A apartment): £3312 per annum

Redecoration contribution £31.92 per annum.

Sinking fund contribution: £798.48 per annum.

Ground Rent: £70 per annum paid in September.

Insurance Premium: estimates £378 per annum

Lease Term: 125 years commencing 1st September 1986

Other Information:

The parking spaces in the development are leased and are not available to purchase. There is currently a waiting list. Annual rental of parking spaces is £630.

Council Tax: Band B

Information correct at time of listing. Any prospective buyers should ask their legal representative to confirm charges before committing to purchase.

Accommodation

Entrance Hallway

Lounge

18'7" x 10'4"

Kitchen

6'10" x 6'10"

Bedroom

15'3" x 8'10"

Bathroom

6'9" max x 6'5" max





