



**Constables**  
SALES & LETTINGS

Shakespeare Road Neston

£100,000

Constables is delighted to offer for sale this fantastic investment opportunity. This property would make an ideal buy-let-investment and is currently tenanted with a monthly rent of £550.

The flat is located on Shakespeare Road and is within walking distance to Neston town centre. This property is well-presented and has gas central heating and modern neutral decor throughout. The accommodation briefly comprises; entrance hall, kitchen with wall and base units, cooker, washing machine and space for fridge and freezer. There is a good-sized lounge with laminate flooring and dual aspect windows, master double bedroom and single second bedroom. There property also has a family bathroom with three piece suite and frosted window to the side. Outside there is a communal courtyard.

Offered for sale with no onward chain, early viewing is recommended.





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- Two Bedrooms
- Spacious Lounge
- No Onward Chain

- First Floor Apartment
- Communal Courtyard

- Close to Town Centre
- Ideal Investment Opportunity

### **Lease Information**

Term: 125 years from 2006 (107 years remaining).  
Ground Rent: £10 per annum  
Service Charge: £75 per quarter.

### **Entrance Hall**

### **Lounge**

17'7" x 9'6" (5.36m x 2.90m )

### **Kitchen**

13'10" x 7'2" (4.22m x 2.18m )

### **Master Bedroom**

12'10" x 10'3" (3.91m x 3.12m)

### **Second Bedroom**

10'8" x 6'6" (3.25m x 1.98m )

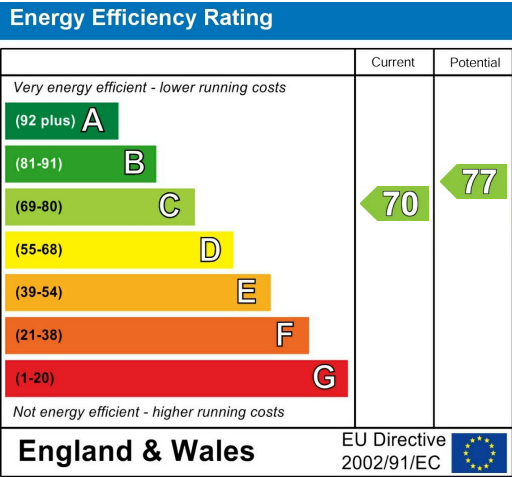
### **Bathroom**

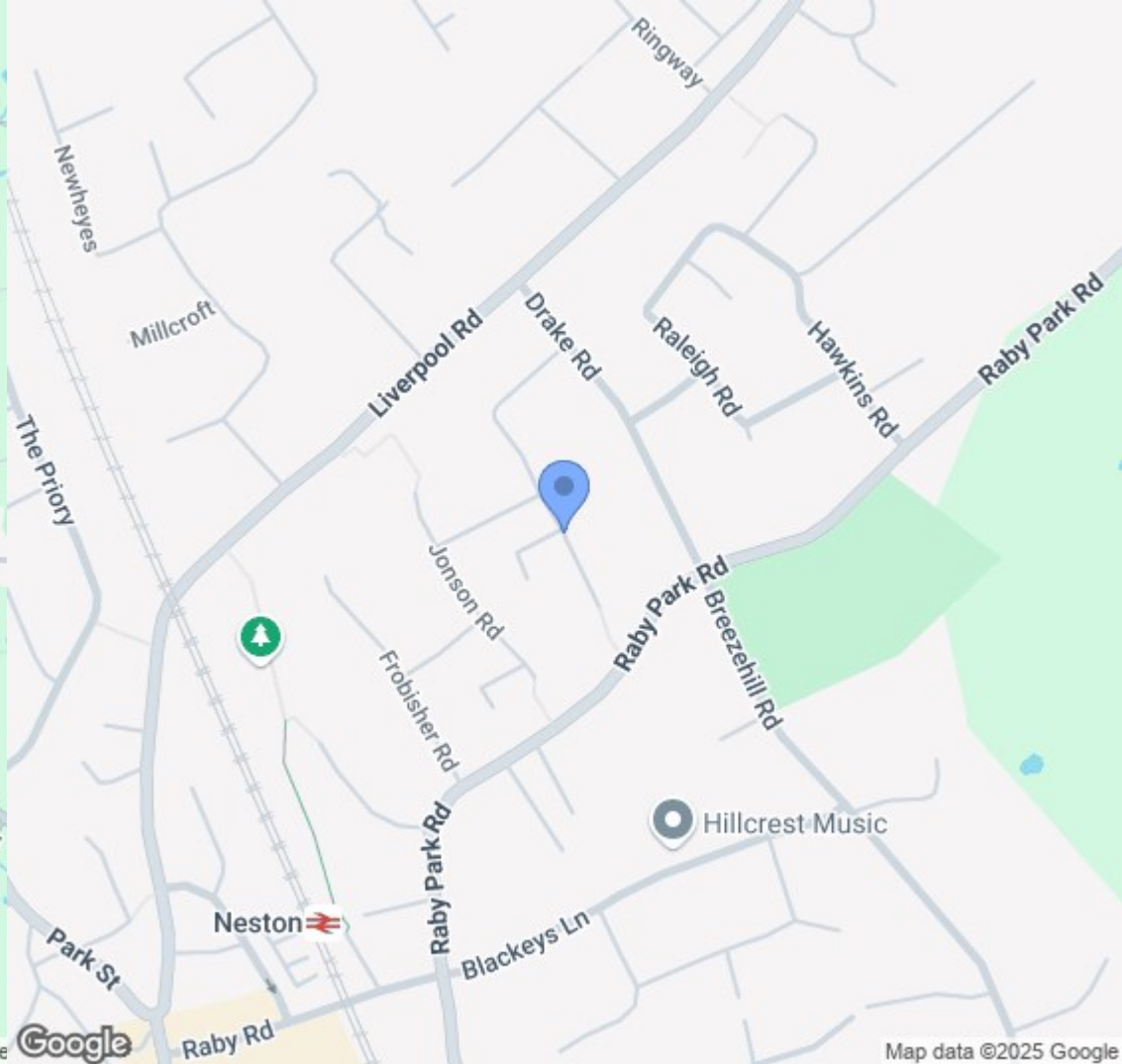
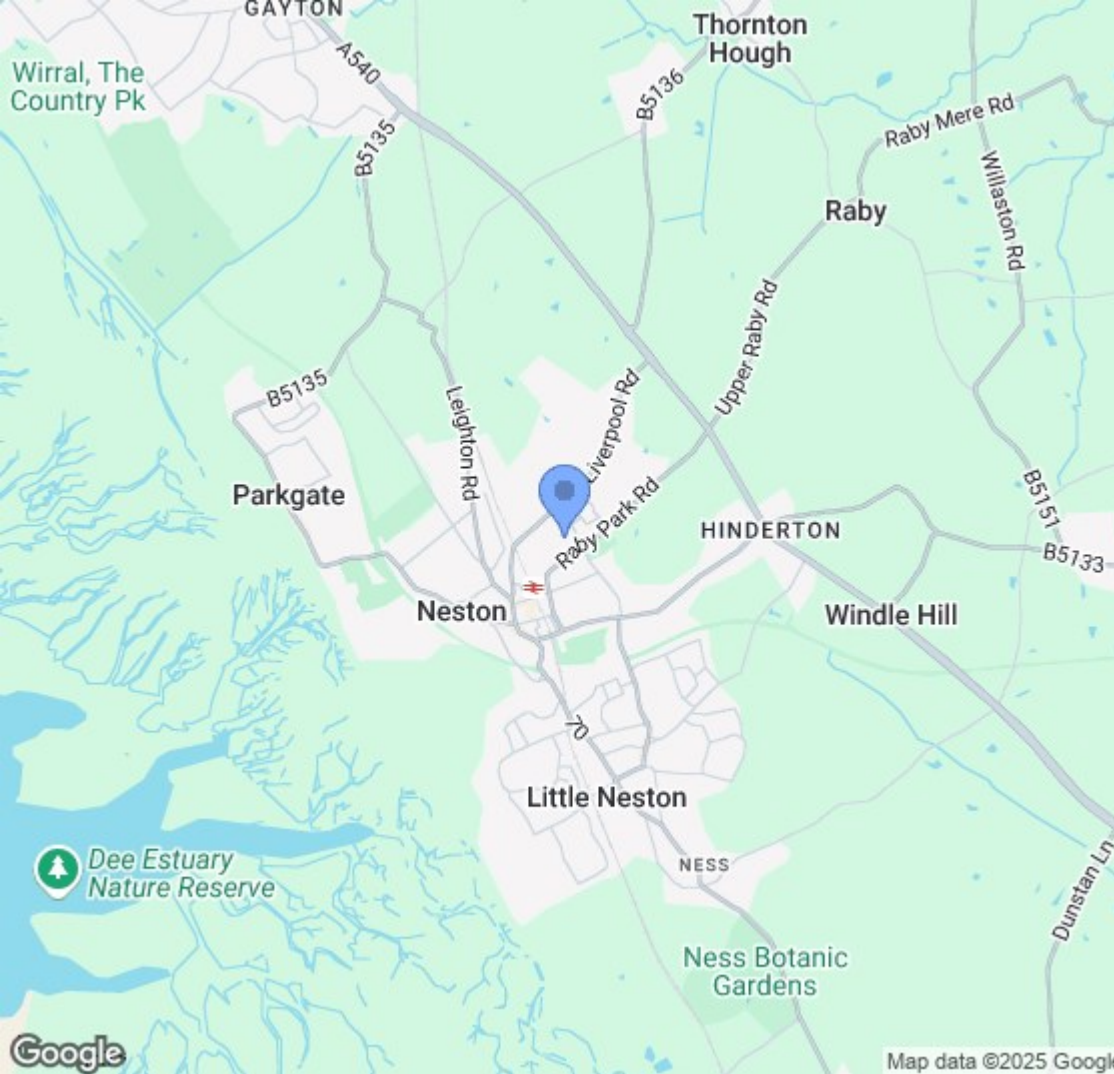
8'5" x 4'5" (2.57m x 1.35m)





# EPC & Floor Plan





Location Map

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S A L E S   &   L E T T I N G S

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