




**Constables**  
SALES & LETTINGS

Mostyn House

Parkgate, Neston

£1,600 Per Month

A photograph of a hallway in a first-floor apartment. On the left, a white door is set into a white wall. In the center, a white folding table holds a lamp with a yellow pleated shade and a dark base. To the right, a staircase with brown carpeting leads up, featuring a white balustrade with a crown finial on top. The floor is covered in brown carpeting, and a small patterned rug is visible in the foreground.

Constables is delighted to offer to let this impressive first floor apartment located in the prestigious Mostyn Place Development in Parkgate, Cheshire.

This particular apartment is one of the finest in the development and is situated at the front of the building and has a balcony overlooking the Dee Estuary towards the Welsh Hills.

The accommodation is immaculately presented with high quality fixtures and fittings throughout. The owner has improved the property with the addition of built in storage in several rooms. There is a telephone entry system into the development and lift access to the apartment. The accommodation comprises; entrance hallway with storage cupboard, stairs lead up from the hallway to a large open plan living space incorporating a lounge, dining area and kitchen. The kitchen is a well-appointed with integrated appliances including a Neff double oven and hob and an integrated fridge, freezer, washing machine and dishwasher. French doors open from this room onto the balcony. The master bedroom has built in wardrobes and a stylish en-suite. There is a second double bedroom with built in wardrobes and a second bathroom. The property has communal grounds and two allocated parking spaces.

This stunning apartment is offered unfurnished and must be seen to be appreciated. Early viewing is recommended.



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SALES & LETTINGS

- Impressive First Floor Apartment
- Open Plan Living Space
- Two Allocated Parking Spaces
- Council Tax Band: D
- Two Double Bedrooms
- Kitchen with Integrated Appliances
- Available September
- Two Bathrooms
- Balcony Overlooking the Dee Estuary
- Unfurnished

## Accommodation

### Entrance Hallway

### Lounge-Dining Room

17'5" x 13'9" (5.31m x 4.19m)

### Kitchen

6'6" x 14'2" (1.98m x 4.32m)

### Bedroom One

18'5" x 8'8" (5.61m x 2.64m)

### En-suite

5'4" x 7'6" (1.63m x 2.29m)

### Bedroom Two

14'11" x 9'4" max (4.55m x 2.84m max)

### Bathroom

5'8" x 7'5" (1.73m x 2.26m)


### Parking

Spaces 35 & 36



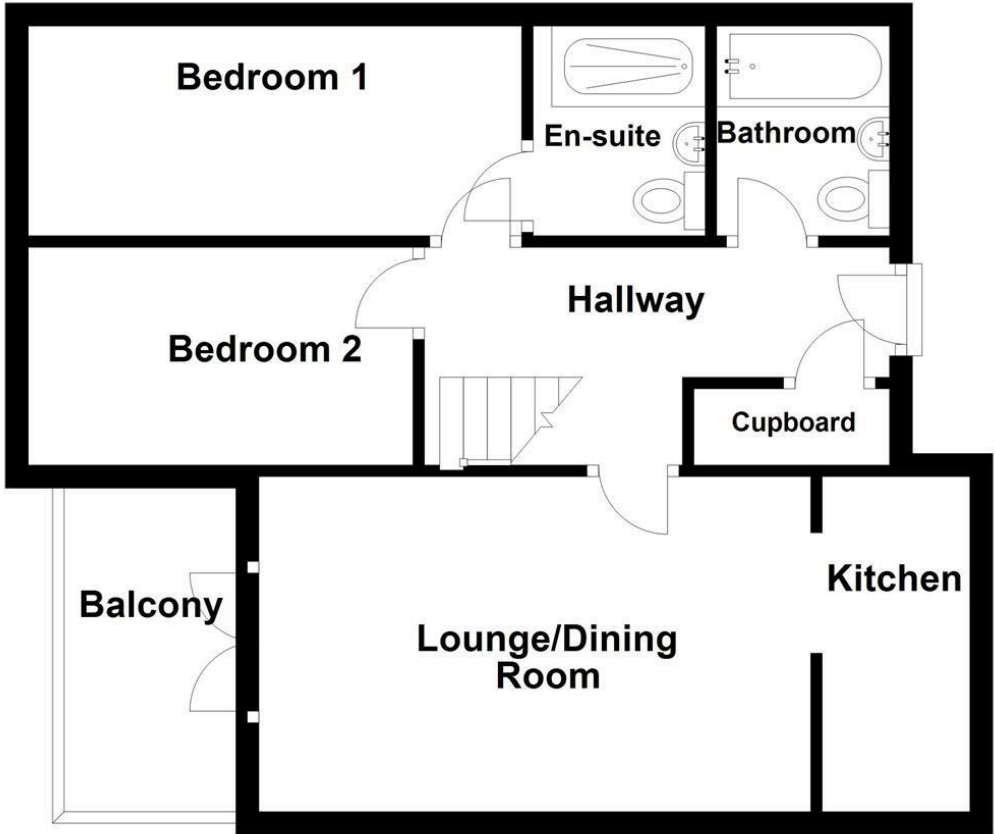


# EPC & Floor Plan

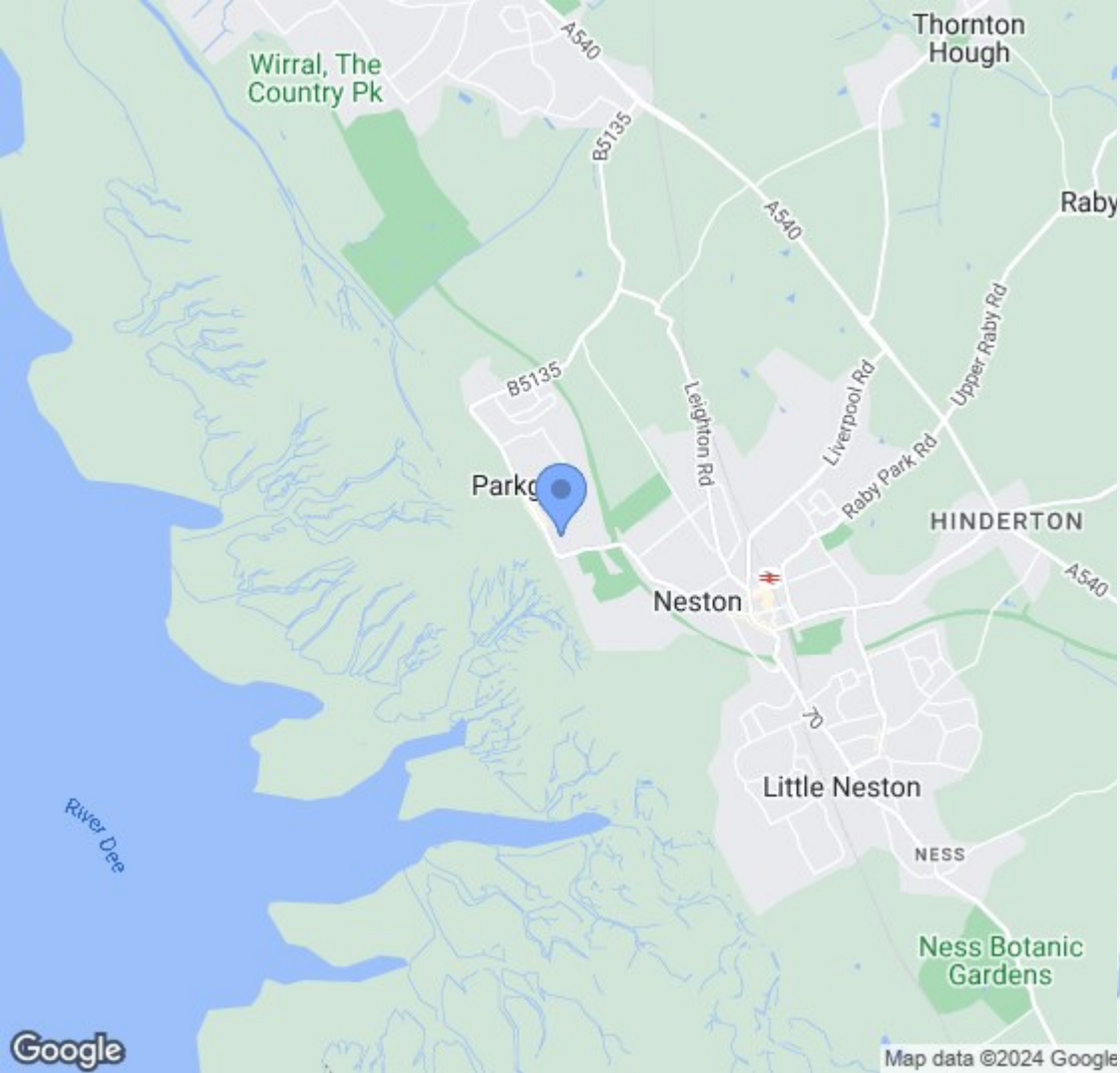
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)  
**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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