

DRAFT DETAILS

Constables
SALES & LETTINGS



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23 Scholars Court Neston

£200,000 Offers Over



- Semi-Detached Former School House
- Town Centre Location
- Three Bedrooms
- Large Open-Plan Lounge-Dining Room
- Kitchen-Breakfast Room
- Allocated Parking Space
- Communal Grounds
- No Onward Chain
- Tenure: Leasehold
- Council Tax Band: C

Constables is delighted to offer for sale this semi-detached sandstone former school house that has been converted to create a spacious home.

The property is situated in an exclusive development in Neston town centre, close to amenities and transport links and it is offered for sale with no onward chain.

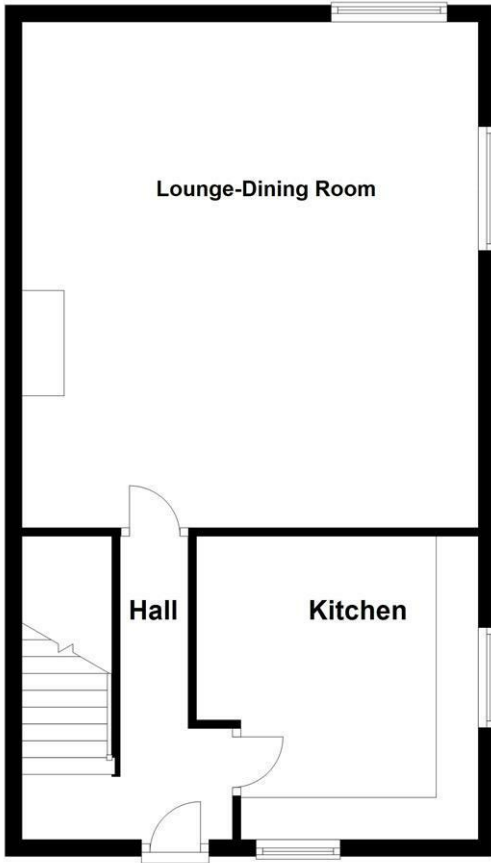
The accommodation comprises; entrance hallway with built in storage cupboard, kitchen-breakfast room and a large lounge-dining room. On the first floor there is a landing with two built in cupboards, three double bedrooms and a bathroom with bath and separate shower. The master bedroom has a built in wardrobe, a feature vaulted ceiling and exposed beams and the second bedroom also has built in wardrobes.

Externally there is an enclosed courtyard at the front of the property and there are communal gardens within the development. There is an allocated parking space and visitor parking.

This impressive home must be seen to be appreciated and early viewing is recommended.

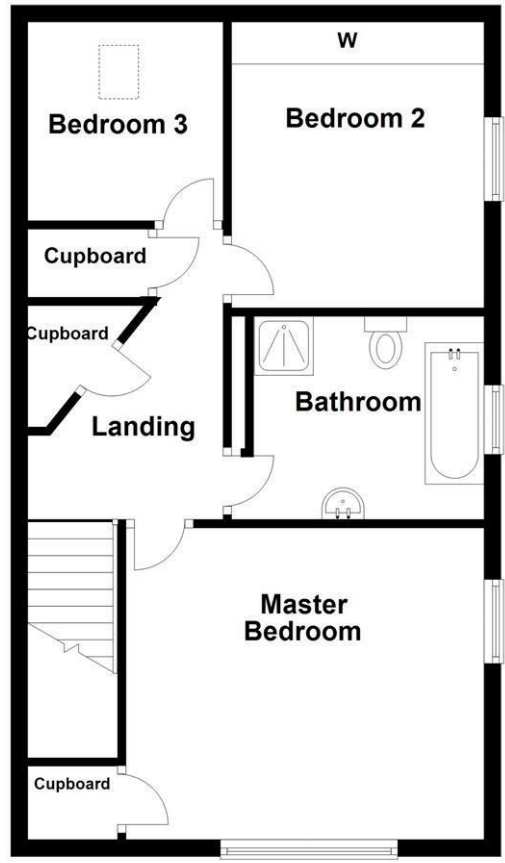
Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 105.8 sq. metres (1138.8 sq. feet)

Energy Efficiency Rating

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



Lease Information

999 year lease from January 1st 1996.

Ground rent: £50 per annum.

Service Charge £69 per month increasing to
£76.00 per month on 15th January 2023.

Entrance Hallway**Kitchen-Breakfast Room**

12'1" x 8'10"

Lounge-Dining Room

19'8" x 17'9"

Landing**Bedroom One**

10'4" x 14'2"

Bedroom Two

13'6" x 9'0"

Bedroom Three

9'8" x 8'8"

Bathroom

7'10" x 9'2" max



