



**Constables**  
SALES & LETTINGS

Roklis Grange, , Neston

£125,000



Connected Person Please note: We are required under the estate agents act 1979, and the provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person as defined by that act.

Constables are delighted to offer to the market this stunning one bedroom first floor apartment located close to Neston town centre. The accommodation briefly comprises open plan lounge and kitchen, bedroom and bathroom. The property also has an allocated parking space. Neston has an excellent range of amenities including supermarkets, cafes, restaurants and pubs as well as a number of independent retailers, a train station and bus links. Call now to arrange a viewing.

This property is being sold with no onward chain







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- First Floor Apartment
- Allocated Parking

- One Bedroom
- Close to Town Centre

- Open Plan Living Space
- No Onward Chain



## Communal Area

### Other Information

Tenure: Leasehold

Services: Mains Gas, drainage, water and electric.

Council Tax Band: A

Local Authority: Cheshire West & Chester

NB: This property is owned by an employee of Constables Cheshire Ltd and therefore a personal interest is declared under the Estate Agents Act 1979.

### Living Area

The front door opens to the main lounge, which is open plan with the kitchen. The lounge has a radiator, television and telephone point, and double glazed French doors onto a Juliet Balcony.

### Kitchen

Wall and base units, roll edge worksurfaces, stainless steel sink and drainer, integrated cooker and hob with extractor hood over, washing machine, fridge, gas central heating boiler, radiator and double glazed window.

### Bathroom

Panel enclosed bath with shower over, wash hand basin and WC. Heated towel rail, part tiled walls and tiled floor.


### Bedroom

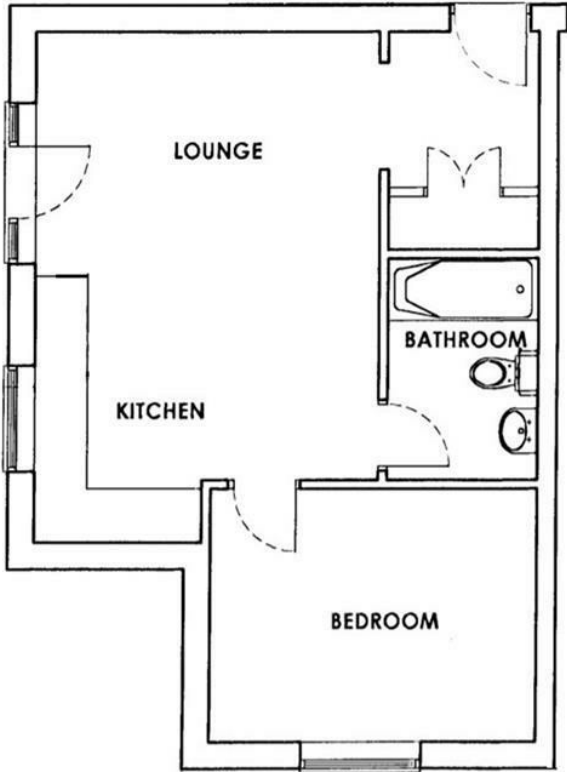
Double glazed window and radiator.





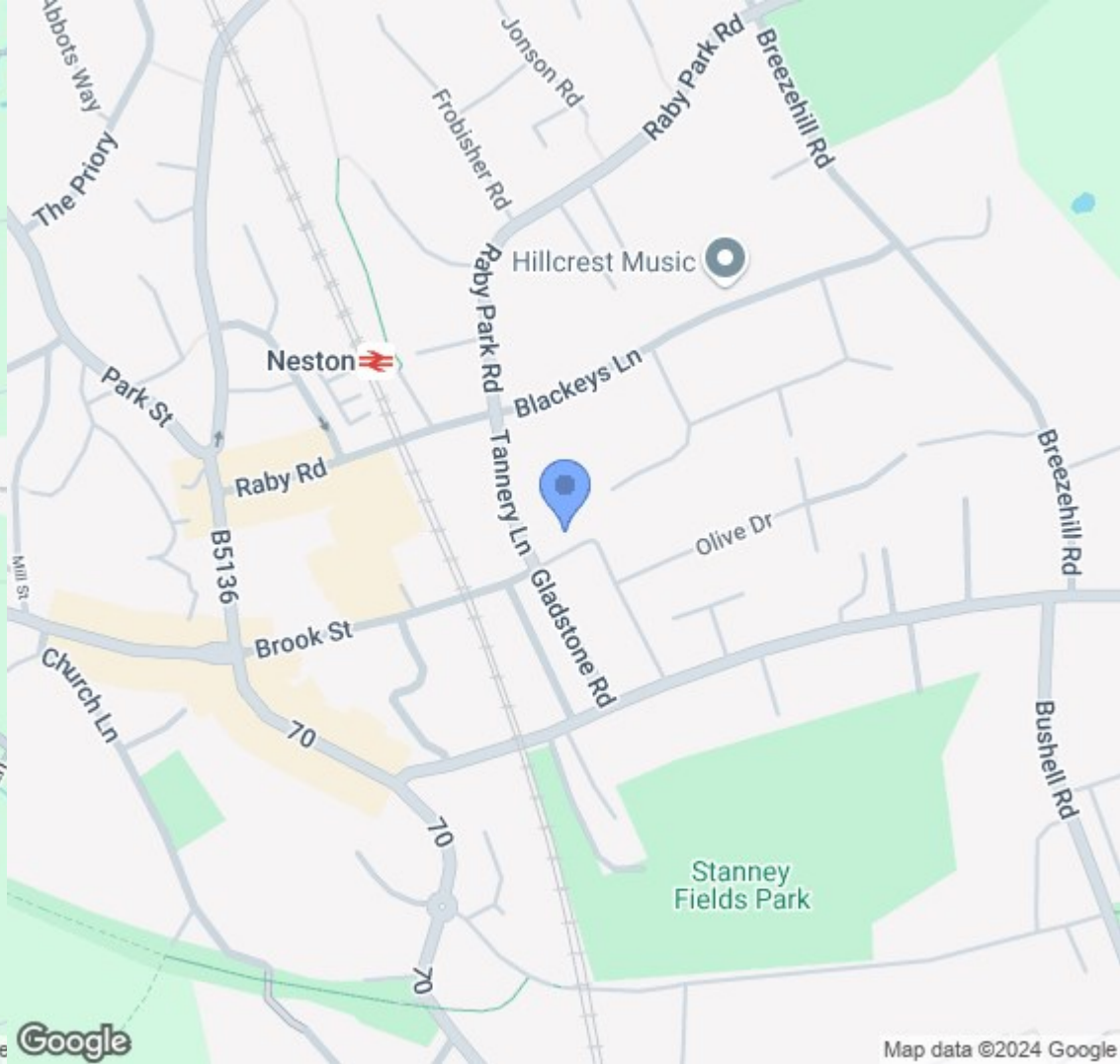
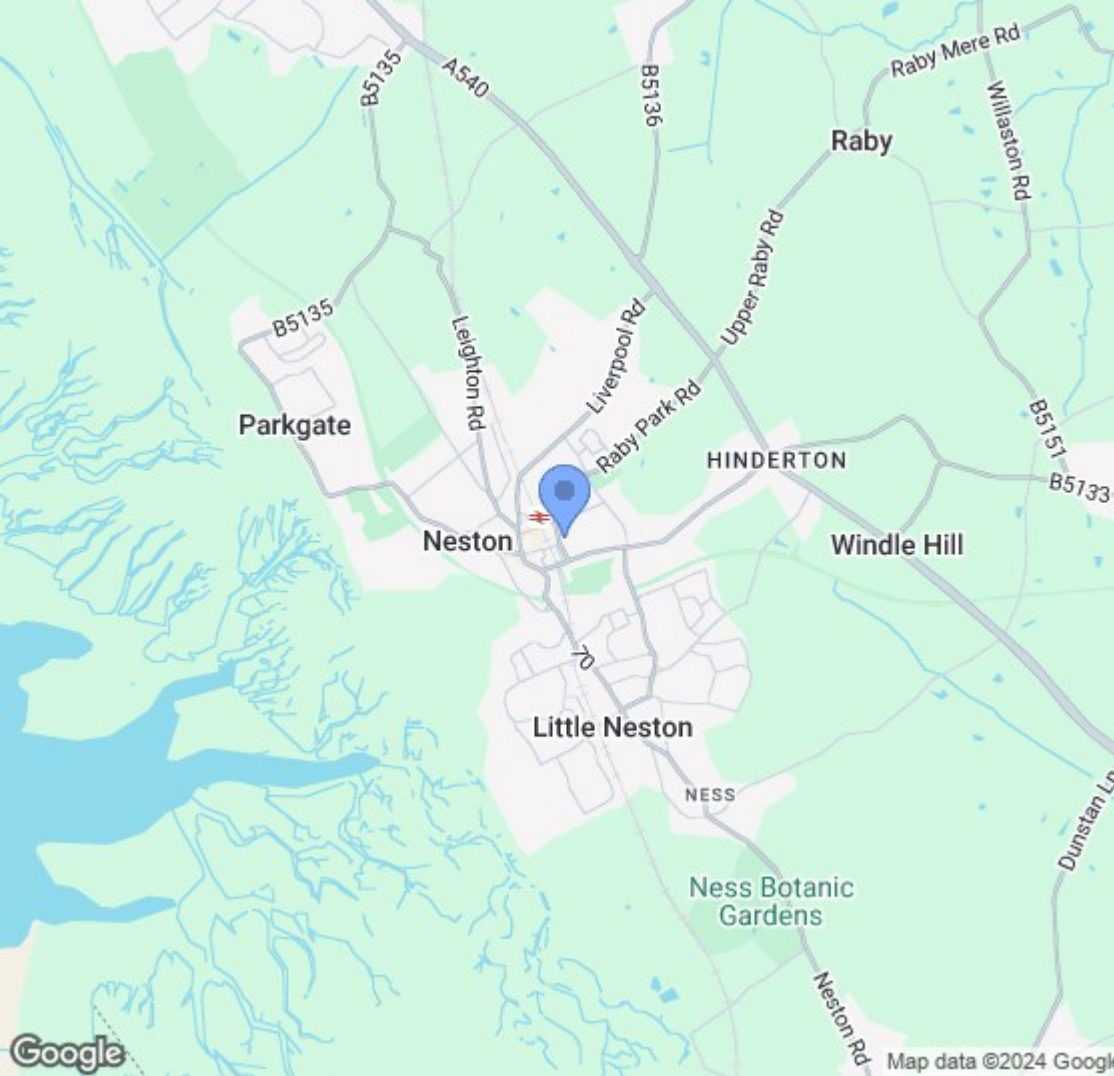
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(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 SERVICE, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.





## Location Map

# Constables

S A L E S   &   L E T T I N G S

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