



**Constables**  
SALES & LETTINGS

Grenfell Park

Parkgate, Neston

£300,000



Constables are delighted to present this stunning two-bedroom ground-floor apartment, located within the exclusive Mostyn Place development by P J Livesey, set in the picturesque surroundings of Parkgate, Cheshire. Offering an exceptional standard of living, this beautifully appointed home seamlessly blends contemporary elegance with the charm of its historic context.

Ideally positioned in the heart of Parkgate, the apartment enjoys a prime location, with Neston village just a short stroll away. Here, residents can take advantage of a variety of well-established restaurants, boutique shops, and local amenities, all while soaking in the stunning views and peaceful ambiance for which Parkgate is renowned.

Upon entering, you are welcomed by a bright and spacious reception hall that sets the tone for the remainder of the property. The open-plan lounge and dining area is designed for both relaxation and entertaining, offering a seamless flow of space that is bathed in natural light. The modern kitchen is finished to an exceptional standard, featuring high-quality fittings and integrated appliances, making it as practical as it is stylish.

The apartment boasts two generously sized bedrooms, each thoughtfully designed to provide comfort and tranquillity. The master bedroom benefits from a luxurious en-suite bathroom, while the second bedroom is equally well-appointed and served by a stylish family bathroom, complete with contemporary fixtures and fittings.

One of the standout features of this property is the impressive enclosed garden. Mostly laid to lawn, with a charming paved seating area, the lawn of which is maintained by the management company.







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- Two Bedroom Ground Floor Apartment
- High Quality Fit Throughout

- Large Private Garden
- Close To Local Amenities

- Two Parking Spaces
- Sought After Development



### Entrance Hall

### Lounge / Dining Room

20'4 x 13'11 (6.20m x 4.24m)

### Kitchen

9'0 x 8'9 (2.74m x 2.67m)

### Master Bedroom

18'1 x 10'3 (5.51m x 3.12m)

### En-suite

9'9 x 4'11 (2.97m x 1.50m)

### Second Bedroom

11'11 x 10'5 (3.63m x 3.18m)

### Main Bathroom

8'7 x 5'6 (2.62m x 1.68m)

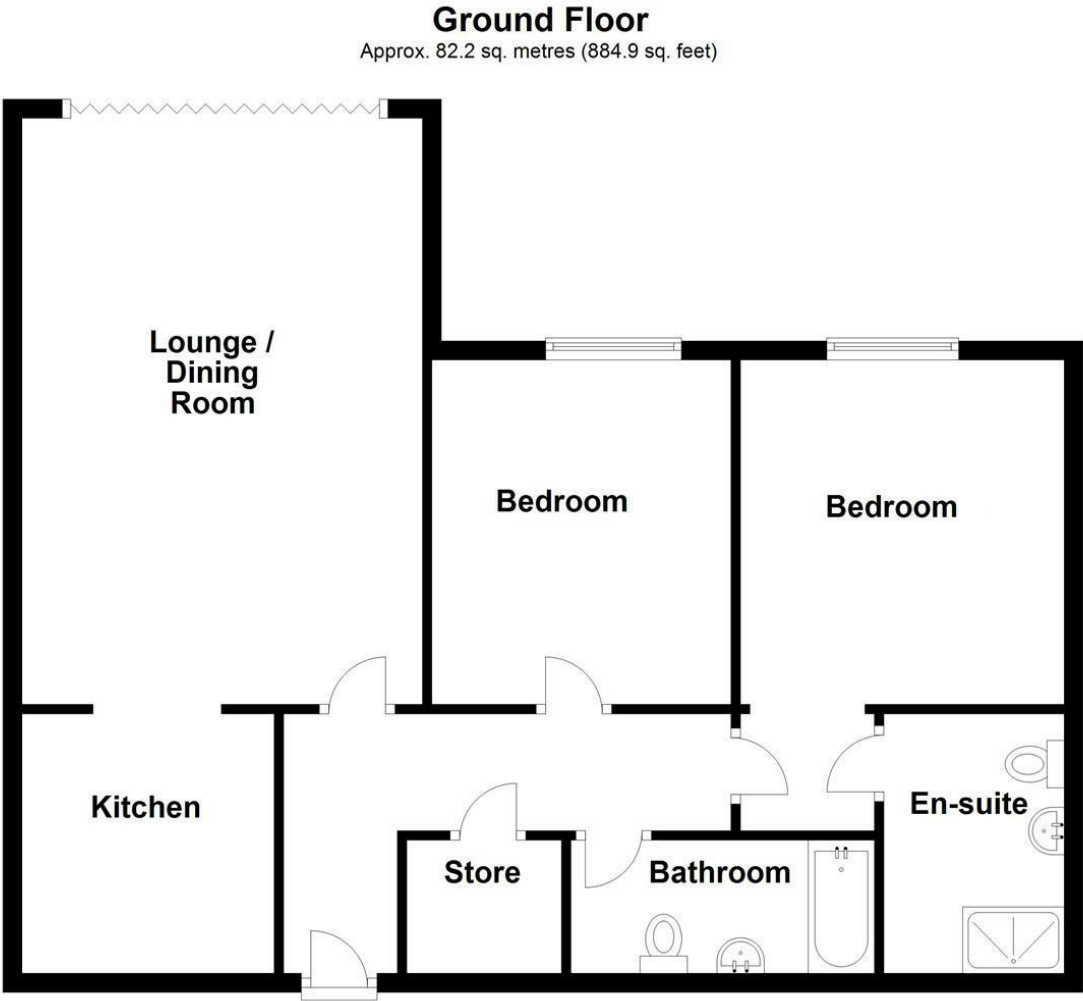






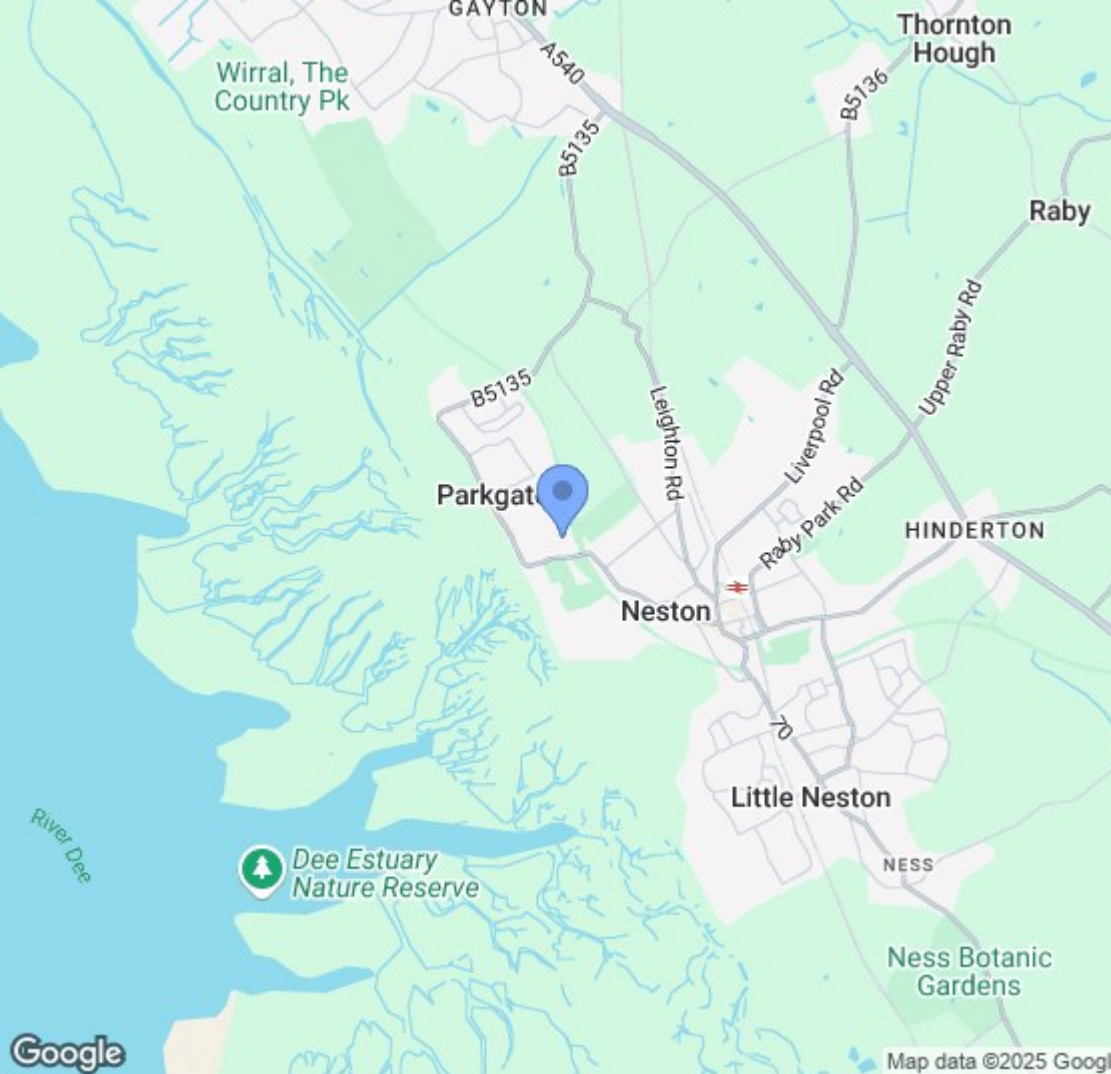
# EPC & Floor Plan

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</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>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Total area: approx. 82.2 sq. metres (884.9 sq. feet)





Location Map

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S A L E S   &   L E T T I N G S

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