



Constables
SALES & LETTINGS

The Lydiate,

Willaston, Neston

£280,000



A luxury first floor apartment situated in an exclusive gated development on the outskirts of Willaston.

This apartment is created from the conversion of a mid 19th Century Grade II Listed country house, stables and outbuildings which is set in 12 acres of landscaped grounds and gardens including hard tennis court, fruit tree maze, parkland and a small lake.

The building is approached via double electric gates along a sweeping driveway. The building has a welcoming communal entrance hallway with staircase and lift access to the first floor. This apartment is situated to the rear and side of the building and is the only upper floor apartment with a balcony overlooking the courtyard.

The accommodation is bright and airy with windows to three elevations. The accommodation is spacious and finished to an impeccable standard and briefly comprises; split level hallway which leads through to a 25ft long drawing/dining room with access to the balcony and double doors to a kitchen-breakfast room. The kitchen is well-appointed with an excellent range of solid wood units, granite worktops and integrated appliances. The apartment has two double bedrooms both with en-suite bathrooms and the master bedroom also has a dressing area.

This stunning apartment must be seen to be appreciated and early viewing is highly recommended.



- First Floor Executive Apartment
- Sold With No Chain
- Two Bathrooms
- Allocated Parking

- Exclusive Gated Development
- Tennis Court & Lake
- Open Plan Lounge-Dining Room with Balcony

- Set in 12 Acres of Landscaped Grounds
- Two Double Bedrooms
- Modern Kitchen with Integrated Appliances

Location

The Property is situated in an extremely sought after location on the edge of Willaston; a vibrant community offering activities to a wide spectrum of interests and age groups. Indeed it is a well serviced village with doctor's and dentist's surgeries, a pharmacy, post office, pubs, deli, café, and a number of independent shops. The nearby towns of Heswall and Neston both have a wider variety of shops as well as supermarkets, with the cities of Chester and Liverpool both within easy reach.

The property is well placed for commuting being within a short distance of the M53 permitting daily travel to all the major areas of commerce throughout the North West. There is a rail link from Hooton to Liverpool and Chester, and for

travel to London a sub 2 hour service from Chester to Euston. For international travel there are airports in both Liverpool and Manchester.

Lease Information

Tenure: Leasehold

Lease Term: 999 years from 01/01/2005

Management Fees: £1936 per quarter.

Management fees include the maintenance of gardens, grounds, communal areas and building insurance.

Communal Hallway

Entrance Hall

Lounge-Dining Room

24'05 x 16'10 (7.44m x 5.13m)

Kitchen-Breakfast Room

16'11 x 9'11 (5.16m x 3.02m)

Bedroom One

12'06 x 8'08 (3.81m x 2.64m)

En-Suite

9'08 x 4'08 (2.95m x 1.42m)

Bedroom Two

15'06 x 15'00 (4.72m x 4.57m)

Jack & Jill Bathroom

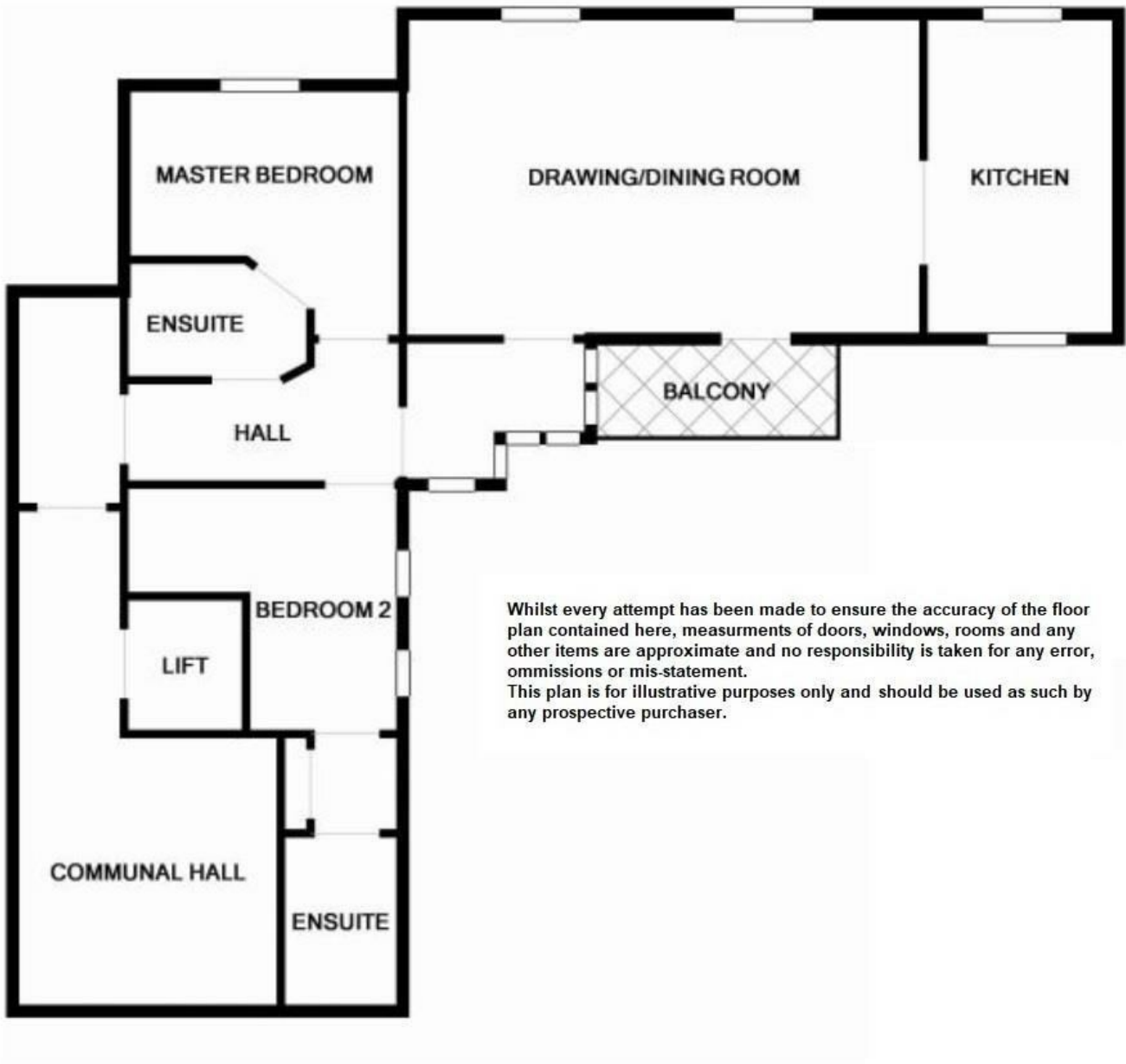
6'01 x 10'07 (1.85m x 3.23m)

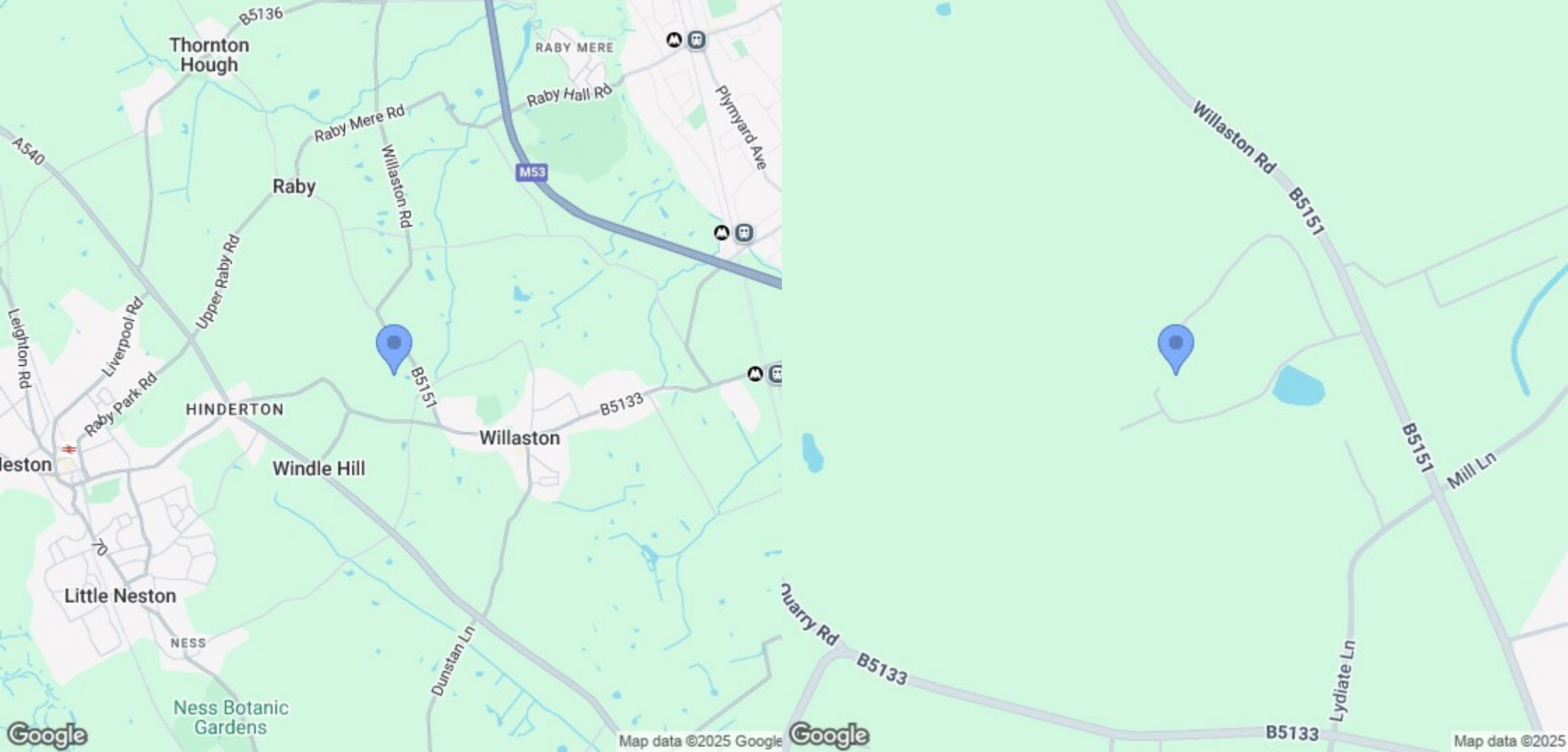




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Location Map

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S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333